



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102941-25

In the matter of: D, 2085 BANFF AVE
OTTAWA ON K1V7X8

Between: Ottawa Community Housing Corporation Landlord

And

Jennypher Durand Pastway Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jennypher Durand Pastway (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 5, 2026. The Landlord's legal representative, Laura Clark, the Landlord's agent, Valerie Jean-Louis, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant, occupants and/or guests shall not commit an illegal act in the rental unit and/or within the residential complex, including, but not limited to assault or uttering threats.

2. The Tenant, occupants and/or guests of the rental unit will not seriously impair the safety of another person in the rental unit and/or within the residential complex, including but not limited to assault.
3. If the Tenant fails to comply with paragraphs 1 and 2 of this order for a period of 12 months starting March 6, 2026 through to and including February 6, 2027, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Residential Tenancies Act, 2006, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
4. The Tenant shall pay to the Landlord \$186.00 (filing fee) on or before April 30, 2026.
5. If the Tenant defaults on the payment noted in paragraph 4 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest (4%) from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) *of Residential Tenancies Act, 2006*, (the 'Act').

March 9, 2026
Date Issued

Sonja Hudson

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.