



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074967-25

In the matter of: A, 2550 DRAPER AVE
OTTAWA ON K2H6Z8

Between: Ottawa Community Housing Corporation Landlord

And

Tammy Villeneuve Tenant

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

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on March 9, 2026.

The Landlord's Legal Representative Laura Clark, the Tenant's Legal Representative Michael Thiele and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application before the merit hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not engage in any behaviours similar in nature to the originating N5 notice to terminate including:
 - a. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not disconnect or interfere with the smoke detector.
 - b. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not smoke in the rental unit or residential complex.
 - c. The Tenant shall ensure that any pets in the home comply with City of Ottawa bylaws.
 - d. The Tenant shall ensure that they, their guests or other occupants do not allow pets to urinate or defecate inside the home and if this occurs, shall clean it up immediately.
 - e. The Tenant shall maintain tenant insurance as required in the lease and provide proof annually by November 11 yearly.
 - f. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not damage the rental unit negligently or wilfully.
3. For a one-year period starting March 9, 2026, to March 8, 2027, if the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall contribute to the cost of repair specified in the N5 notice to terminate by paying to the Landlord \$1,200.00 as follows:
 - 12 payments of \$100.00 on or before the 1st day of the month starting April 1, 2026, to March 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant. As part of the application, the Landlord can also request an order for the damages, and the cost of filing the application.

March 12, 2026
Date Issued

Melinda Jamieson
Hearing 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.