



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107279-25

In the matter of: 408, 715 MIKINAK ROAD
OTTAWA ON K1K0P6

Between: Ottawa Community Housing Corporation Landlord

And

Jacob Lewandowski Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jacob Lewandowski (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 parties requested the assistance of a Dispute Resolution Officer (DRO) through the Online Dispute Resolution (ODR) on the Tribunals Ontario Portal (TOP). On March 06, 2026, the parties elected to participate in a Board-facilitated mediation via video conference.

The Landlord's Representative, Laura Clark, and the Tenant's Representative, Sarah Sproule, attended.

As a result of mediation, the parties requested a consent order confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. For a six (6) month period from the date of the order, the Tenant shall ensure that neither they nor their occupants or guests:
 - a. Engage in any illegal act(s) within the rental unit or the residential complex, including but not limited to assault or assisting in the assault of any person.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application
4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2027, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2027, annually on the balance outstanding at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 20, 2026
Date Issued

Eno Ubia
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.