



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099386-25

In the matter of: 65, 711 POND MILLS RD
LONDON ON N5Z4Y9

Between: Pam Gardens Non Profit Housing Inc. Landlord

and

Jazmyne Ste. Croix Tenant

Pam Gardens Non Profit Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jazmyne Ste. Croix (the 'Tenant') because:

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 11, 2026.

The Landlord and the Tenant attended the 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, occupants and guests of the rental unit shall refrain from making any threats of physical harm towards the Tenants who currently reside in Unit 64.
3. The Tenant, occupants, and guests of the rental unit shall refrain from making derogatory or abusive comments to the or about the Tenants who currently reside in Unit 64.
4. The Tennat, occupants, and guests of the rental unit shall refrain from intimidating behaviour including utilizing their dog to intimidate the Tenants who currently reside in Unit 64.
5. If the Tenant fails to comply with the conditions set out in paragraph 2-4 of this order, the **Landlord may, after completing a full investigation of the complaint but no sooner than 72 hours after receiving a complaint about the Tenant**, 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.

March 18, 2026
Date Issued

Julie Broderick
Member, 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.