



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103002-25

In the matter of: 316, 17 MCCORMACK ST
TORONTO ON M6N1X5

Between: Neighbours Community Homes Landlord

And

Elliott Bettencourt Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Elliott Bettencourt (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.

This application was heard by videoconference on March 11, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent Mandy Nyarko, Keron Holness and the Tenant Elliott Bettencourt and the Tenant's Support Silja Harjunharja participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. Starting from March 12, 2026 to September 12, 2027, the Tenant, occupants of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically, the Tenant, occupants of the rental unit, and/or the Tenant's guests shall:

- a) Do not tamper/remove with smoke detector in the unit
 - b) Provide access to pest control contractors and allow for pest treatment
 - c) Refrain from engaging from verbal abuse, aggressive behaviours against all staff, contractors or volunteers
 - d) Undertake: Work with support on a plan to declutter and maintain unit conditions
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.

March 16, 2026
Date Issued

Monique Browne
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.