



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106314-25

In the matter of: 7, 185 ELLEN ST
ATWOOD ON N0G1B0

Between: Perth and Stratford Housing Corporation Landlord

And

Lori Littlechild Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lori Littlechild (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 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 Tina Ritsma and the Tenant Lori Littlechild 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. For a period of 12-months starting from March 12, 2026 to February 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) Refrain from engaging in any illegal activity on the residential property

- b) Refrain from the use of derogatory terms or language when interacting with other Tenants or when speaking about other people in the common areas of the residential complex
 - c) Refrain from engaging in verbal or physical altercations on the residential property
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- 2. If the Tenant, occupants or guests fail to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
 - 3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before March 12, 2027.
 - 4. If the Tenant does not pay the Landlord the full amount owing on or before March 12, 2027, the Tenant will start to owe interest. This will be simple interest calculated from March 13, 2027 at 4.00% annually on the balance outstanding.

March 17, 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.