



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-101705-25

**In the matter of:** 204B, 155 HAGAR ST  
WELLAND ON L3B 5Y3

**Between:** BUTERA PROPERTY HOLDINGS INC. Landlord

**and**

ZACHARY LEDUC Tenants  
JESSICA LEDUC aka Jessice ARTHUR-  
SCHERER

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ZACHARY LEDUC and JESSICA LEDUC aka ARTHUR-SCHERER (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have 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 Tenants remained in the unit after the termination date.

The parties attended a hearing scheduled on March 16, 2026 by videoconference.

The Landlord's Representative Jennifer Ricci, the Landlord's Agent Lauren Mogridge, and Tenant Zachary Leduc, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions. Tenant Zachary Leduc did not receive legal advice about this application.

The parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

**Agreed Facts:**

- 1) The application is amended to change one of the Tenants' names to "Jessica Leduc aka Jessice Arthur-Scherer."

**It is ordered on consent of the parties that:**

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of 18 months from March 16, 2026 to August 15, 2028, the Tenants, another occupant of the rental unit, or the Tenants' guests shall not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex by not engaging in the behaviours described in the N5 Notices of Termination dated August 18, 2025 and December 2, 2025. Specifically, there will be NO:
  - a) Domestic disturbances by adults that can heard outside the Tenants' rental unit;
  - b) Use of profanity, vulgarity and/or yelling by adults that can heard outside the Tenants' rental unit;
  - c) Continuous door slamming in the rental unit;
  - d) Items thrown over the balcony;
  - e) Banging that can be heard by surrounding units or in the common areas.
3. If the Tenants fail 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 Tenants. 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 Tenants.
4. This order is in full and final settlement of this application.

**March 18, 2026**  
**Date Issued**

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Denise Hannivan  
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.