



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104951-25

In the matter of: 504, 951 COMMISSIONERS RD E
LONDON ON N5Z 4N1

Between: Boardwalk General Partnership Landlord

And

Monica Vanthun Sann Tenant

Boardwalk General Partnership (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Monica Vanthun Sann (the 'Tenant') based on a form N7 notice of termination 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 parties requested an order on consent at the LTB online portal and as a result a teleconference call took place at the Landlord and Tenant Board on March 19, 2026 with the Hearing Officer Chris Jackson. The Landlord's Agent Nancy Peng attended. The Tenant attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the remainder of the tenancy commencing March 19, 2026, the Tenant shall **not** store any combustible and/or flammable items outside on the balcony or in the rental unit such that it does **not** seriously impair the safety of any person, or does **not** place any person at risk of serious impairment of safety, within the residential unit or within the residential complex, that is similar but not limited to the conduct set out in the form N7 notice of termination dated November 24, 2025 that was filed in this application, in the residential complex.

3. If the Tenant fails 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 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.
4. On or before April 30, 2026 the Tenant shall pay the application filing fee in the amount of \$186.00.

March 23, 2026
Date Issued

Chris Jackson
Hearing 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.