



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097040-25

In the matter of: 204, 182 GEORGE ST
ARTHUR ON N0G1A0

Between: The Corporation of the County of Wellington Landlord

And

John Welch Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict John Welch (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.

The Corporation of the County of Wellington (the 'Landlord') applied for an order requiring John Welch (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 24, 2026.

The Landlord's legal representative, Peter Schroeder, The Landlord's agent, Lynne Johnson, the Tenant and the Tenant's support person Kim Hodder were present.

It is agreed that:

The Landlord waived the application filing fee.

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 for the next 24 months from the date of hearing

2. the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not make loud disturbances at any time, including but not limited to banging, making loud noise, slamming, screaming, yelling, hammering sound or sound of destruction.
3. the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from tampering with fire safety.
4. the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from causing any further damage to the rental unit.
5. The Tenant shall pay to the Landlord \$540.52 for compensation in accordance with the following schedule
 - \$50.00 per month starting on or before April 1, 2026, to January 1, 2027
 - \$40.52 on or before February 1, 2027.
6. If the Tenant fails to comply with the conditions set out in 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 27, 2026
Date Issued

Maryam Cooper
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.

