



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-006649-26

In the matter of: 205, 68 SELKIRK ST
CALEDONIA ON N3W1L9

Between: Haldimand Norfolk Housing Corporation Landlord

And

Liza Schryer Tenant

Haldimand Norfolk Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Liza Schryer (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 willfully 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.

Haldimand Norfolk Housing Corporation (the 'Landlord') also applied for an order requiring Liza Schryer (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 March 24, 2026. The Landlord's agent, Trisha Feist and the Landlord's legal representative Paul Startek attended the hearing. The Tenant and the Tenant's support person Janice Warrell attended the hearing. The Tenant's legal representative Ian Aitken attended the hearing.

At the hearing, the parties consented to the following order.

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.

2. The Tenant owes \$947.18 for damages. The Tenant shall pay to the Landlord the amounts as follows:
 - i. Payments in the amount of \$50.00 per month on the first day of each month commencing May 1, 2026 – October 1, 2027 for a total of eighteen payments; and
 - ii. One final payment of \$47.18 on November 1, 2027.
3. From the date of this order to October 31, 2027, the Tenant shall not wilfully or negligently dispose of items or objects down the rental unit drains and/or sinks, including but not limited to food, dog food, debris, plastics, feminine products, cigarettes, dirt or any other object or item that would result in drain or sink blockage or damage to the rental unit plumbing system.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 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 Landlord and Tenant Board without notice to the Tenant.

March 27, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.