



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-103947-25

In the matter of: 1, 224 WELLINGTON ST E
CHATHAM ON N7M 3P5

Between: Chatham Hope Nonprofit Housing Landlord

And

Onicia Cooper Tenant

Chatham Hope Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Onicia Cooper (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.

Chatham Hope Nonprofit Housing (the 'Landlord') also applied for an order requiring Onicia Cooper (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

The Landlord's Representative, Cameron Parrott, the Landlord's Agent, Lianne Mc Dowell and the Tenant, Onicia Cooper attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. For a period of 12 months commencing April 1, 2026, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. This includes:
 - a) The Tenant shall ensure no disruption or charge backs to the Landlord for the water, gas and electrical services utilities.
2. If the Tenant fails to comply with the conditions set out in paragraph (1) 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 20, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Tanya Speedie
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.