



**Amended Order  
under Section 21.1 and 21.2 of the Statutory Powers Procedure Act  
and the Residential Tenancies Act, 2006**

**File Number:** LTB-L-047363-24-RV-AM

**In the matter of:** 0407, 2969 FAIRLEA CRES  
OTTAWA ON K1V9N2

**Between:** Starlight Canadian Residential Growth Fund III Landlord  
  
**And**  
  
Susan Thompson Tenant

**Review Order**

**This Amended Order is issued to revise substantial portions of the original order dated February 24, 2026, and to correct a clerical error. Paragraph 4 of the Order is corrected by removing the word 'first'. Based on the written consent of the Parties' Representatives, paragraphs 3 and 6 under the Parties Agree section, as well as paragraphs 4d and 5 in the Ordered on Consent section, have been revised. The amendments have been bolded and underlined for ease of reference. The rest of the order remains unchanged.**

Starlight Canadian Residential Growth Fund III (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Thompson (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.

This application was resolved by order LTB-L-047363-24 issued on May 20, 2025.

On June 13, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On June 16, 2025, interim order LTB-L-047363-24-RV-IN was issued, staying the order issued on May 20, 2025

This request to review was scheduled to be heard by videoconference on February 9, 2026.

The Tenant attended with the Tenant's Representative, Charles Ng. The Landlord's Representative, Christine Daniel was present.

The Parties mutually agreed to resolve all matters arising in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

**The Parties agree that:**

1. The Landlord's request for review is granted. The terms of this agreement replace all previous orders.
2. The Landlord waives the \$186.00 application filing fee if the Tenant complies with the terms of this order.
3. ~~The Tenant will have a one-time grace period for the first substantiated complaint. A breach permitting the Landlord to apply for an order terminating the tenancy under section 78 of the Residential Tenancies Act, 2006 (the 'Act') will not be established unless two substantiated complaints have occurred.~~

**Parties agree that a breach to the terms of this consent permitting the Landlord to apply for an order terminating the tenancy under section 78 of the Residential Tenancies Act, 2006 (the 'Act'), will require at least two substantiated complaints within a 30-day period. Accordingly: -**

- a. **The Tenant will have a 7-day grace period after the initial substantiated complaint to remedy the behaviour or conduct.**
  - b. **Should a further substantiated complaint arise after this 7-day grace period, but within 30 days of that first substantiated complaint, then the Landlord may apply to terminate the tenancy under section 78.**
4. Before the Landlord files an application pursuant to section 78 of the Act on the basis that the Tenant has breached any of the conditions for a second time, the Landlord shall provide written notice to the Tenant, the Tenant's Support Worker(s) at the Royal Ottawa Mental Health Centre ('the Royal'), and the Tenant's Representative at least 48 hours prior to filing the application.
  5. If the Landlord receives an LTB order following an application under section 78, the Landlord will forward a copy of the order to the Tenant, the Tenant Support Worker(s) at the Royal, and the Tenant's Representative within 48 hours of receipt.
  6. ~~It is understood and agreed that this agreement is deemed to be no admission of liability or fault on the part of any of the parties to this order.~~

**The parties to this consent make no admissions of liability or fault to the allegations raised in the landlord's application and notices.**

**It is ordered on consent that:**

1. The request to review order LTB-L-047363-24 issued on May 20, 2025, is granted.
2. Order LTB-L-047363-24, issued on October 20, 2025, and interim order LTB-L-057071-25-RV-IN issued October 23, 2025, are immediately cancelled and replaced with this order.
3. The Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the Landlord's or any other tenants' reasonable enjoyment, or with any lawful right, privilege, or interest, for a period of twelve (12) months commencing on February 9, 2026, including:
  - a. Harming or threatening to harm any other Tenant or onsite staff of the Landlord.
  - b. Adhering to the City of Ottawa By-law regarding noise.
  - c. Refraining from pouring chemicals from the unit's balcony.
  - d. Refraining from modifying or causing damage to the netting around the balcony.
4. If the Landlord receives a first complaint or obtains information alleging that the Tenant has acted in contravention of any of the terms set out in paragraph 3 of this order:
  - a. The Landlord shall investigate and verify the nature of the alleged breach.
  - b. The Landlord shall issue a written warning to the Tenant and provide a copy of the written warning to the Tenant's Support Worker(s) at the Royal and the Tenant's Representative.
  - c. The written warning shall describe the nature of the complaint and include any available supporting documentation substantiating the allegation, to provide the Tenant with an opportunity to modify or remedy the conduct that gave rise to the complaint.
  - d. ~~The Tenant shall be permitted seven (7) days from the date of the written warning to modify or remedy the behaviour or conduct.~~

**In the event of an initial complaint within 30 days, the Tenant shall be permitted seven (7) days from the date of the written warning to modify or remedy the behaviour or conduct.**

- ~~5. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order and provided it is at least the second breach following a substantiated complaint, the Landlord may apply under section 78 of 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 with at least 48 hours' prior written notice to the Tenant.~~

**If the Tenant further fails to comply with the conditions set out in paragraph 3 of this order, and provided it is at least the second breach, 7 days following the first substantiated complaint, the Landlord may apply under section 78 of 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 with at least 48 hours' prior written notice to the Tenant.**

**February 24, 2026**  
**Date Issued**

**March 26, 2026**  
**Date Amended**

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**Eno Ubia**  
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.