



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103719-25

In the matter of: 23, 346 VICTORIA ST S
AMHERSTBURG ON N9V2K6

Between: Windsor Essex Community Housing Corporation Landlord

And

Natalie Campeau Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Campeau (the 'Tenant') because 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.

Windsor Essex Community Housing Corporation (the 'Landlord') also applied for an order requiring Natalie Campeau (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 23, 2026. The Landlord's legal representative, Brandon Valley, the Tenant and the Tenant's support person, Amanda Morgan attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

Agreed Facts:

1. Through out the duration of the payment plan in paragraph 3 below, the Tenant, their occupant(s) and or guest(s) shall not possess, display, or brandish any item that may reasonably be perceived as a weapon while on the residential complex.

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 shall pay to the Landlord \$5,362.10 for damages to the rental unit.
3. The Tenant shall pay the amount set out in paragraph 2 above in accordance with the following schedule:
 - \$100.00 on or before the 1st day of each month in 53 equal payments commencing May 1, 2026, up to and including September 1, 2030.
 - \$62.10 on or before October 1, 2030.
4. Through out the duration of the payment plan in paragraph 3 above, the Tenant, their occupant(s) and or guest(s) shall not cause or permit damage to the rental unit or any part of the residential complex.
5. Through out the duration of the payment plan in paragraph 3 above, the Tenant shall permit and not refuse entry to the Landlord and or the Landlord's contractors when provided with at least 24 hour written notice for the purpose of inspecting or repairing damage in the rental unit.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2-5 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.
7. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application. The Tenant shall pay this amount in accordance with the following schedule:
 - \$100.00 on or before November 1, 2030.
 - \$86.00 on or before December 1, 2030.
8. If the Tenant fails to make a payment in accordance with Paragraph 7 of this order, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

April 1, 2026

Date Issued

Oluwatobi Abobarin

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.