



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

File Number: LTB-L-003201-26

In the matter of: 2-108, 681 COMMERCIAL ST
NORTH BAY ON P1B4E7

Between: Canadore College Landlord

And

Paul Campeau Tenant

Canadore College (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Campeau (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on March 31, 2026.

The Landlord's agents Sarah Moore and Tammy Sale Rosa, the Landlord's legal representative Sara Larochelle, the Tenant and the Tenant's legal representative Ben Brown attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of the terms of the consent.

Determinations:

1. The application is amended to reflect the proper Landlord party as Canadore College.
2. Following a private consultation, the parties voluntarily agreed to the following terms:
 - a) the Tenant will pay the Landlord \$640.00 which represents rent arrears to the period ending March 31, 2026. The tenant said he would make this payment by April 30, 2026.
 - b) the Tenant, occupants or guests will not smoke or vape in unauthorized areas of the residential complex.
 - c) the Tenant, occupants or guests will not communicate in an aggressive manner with staff or tenants at the residential complex.

It is ordered on consent that:

1. For a period of one year from the date of this order, the Tenant, occupants or guests shall not engage in any activity specific to the use and sale of illegal drugs at the residential complex.
2. If the Tenant breaches the terms in this agreement related to paragraphs 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's breach.
3. Pursuant to the agreement of the parties, this resolves the application before the Board.

April 7, 2026
Date Issued

Dana Wren

Member, 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.