



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003635-26

In the matter of: 2, 140 WEBER ST E
KITCHENER ON N2H1C9

Between: The Regional Municipality of Waterloo Landlord

And

Joanner Victorino Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Joanner Victorino (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

The Landlord's agents Lyuba Shelukhina and Sean Leary, the Tenant, the Tenant's support Julia Wilson and the closed captioned interpreter Gemme Humenny attended the hearing.

The Tenant declined to speak with Tenant Duty Counsel.

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

Determinations:

1. Following a private consultation with the Landlord, the Tenant voluntarily agreed to the following terms.
2. The parties understand the enforceability and limitations of these terms.
 - a. the Tenant will limit the number of guests to four (4) at a time and will not have guests in the unit when the Tenant is not present in the unit.

- b. The Tenant will abide by *The Guest Management Supportive Plan* and the guest policy as set out in the lease agreement and will not allow guests on to the property who are restricted from the property by a Trespass Notice pursuant to the *Trespass to Properties Act* to the knowledge of the Tenant.
 - c. The Tenant, the Tenant's guests or occupants will ensure that all guests enter through the front lobby door.
3. The Tenant will engage with on-site supports offered through *Indwell Supportive Housing* staff, in order to develop and create a care plan to address concerns contributing to behaviours which impact the reasonable enjoyment and safety of the residential complex and will meet with Indwell support on a weekly basis.
 4. The Tenant understands that an altercation is defined as a violent physical disagreement containing bodily harm and/or harassing behaviours.

It is ordered on consent that:

1. For a period of twelve months from the date of this order, the Tenant, occupants or guests shall not engage in physical altercations or acts of violence at the residential complex.
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. If the Tenant is found to be in breach of the above conditions while making a good faith effort to seek or engage with supports to address the breach, the Landlord will, instead of enforcing the Section 78 eviction, work with the Tenant to address the issue and support the sustainability of the tenancy.
4. Pursuant to the agreement of the parties, this resolves the application before the Board.

April 8, 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.