



April 8, 2026

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

File Number: LTB-L-013418-26

In the matter of: 53, 68 MEMORIAL DR
BRANTFORD ON N3R5R9

Between: City of Brantford Landlord

And

Jennifer Thompson Tenant

City of Brantford (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Thompson (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 scheduled to be heard by videoconference on June 3, 2026.

The parties reached a proposed resolution agreement and requested mediation through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on March 24, 2026, by Jennifer Buckminster, Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Agent, Nicole Murray, participated in the mediation, along with Tenant attended the hearing.

The parties have consented to an order in full and final settlement of the application. By doing so, they acknowledge that they have waived their right to a hearing on the merits of the matter, and the hearing previously scheduled for June 3, 2026, has been cancelled.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent.

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. Household members and guests shall not engage in physical altercations in the Northland Gardens Housing complex (332 North Park, 56-68-Memorial, 50 Hayhurst)
3. Household members and guests shall not use or carry weapons in the Northland Gardens Housing Complex, including items with intent to be used as a weapon.
4. If the Tenant fails to comply with the conditions set out in paragraph #1 #2 #3 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 1, 2026	\$31.00
May 1, 2026	\$31.00
June 1, 2026	\$31.00
July 1, 2026	\$31.00
August 1, 2026	\$31.00
September 1, 2026	\$31.00

7. If the Tenant does not pay the Landlord the full amount owing on or before September 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

 Jennifer Buckminster
 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.