



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001351-26

In the matter of: 1405, 4900 BUCKLEY AVE
NIAGARA FALLS ON L2E7A8

Between: Niagara Regional Housing Landlord

And

George Adams Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict George Adams (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 April 15, 2026.

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

This application was mediated by videoconference on March 31, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Representative, Judith Callender, the Landlord's Agent, Jennifer Leblanc, the Tenant, and the Landlord's Agent, Tanya Kurowski, working in the capacity of offering technical supports to the Tenant, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

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

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenant confirmed their understanding that they are responsible for the actions of their guests, all visitors, and any occupants they permit in the building/residential complex and/or into their rental unit.
2. The Landlord incurred costs of \$186.00 for filing the L2 application and is entitled to reimbursement of those costs.
3. Provided the Tenant complies with the conditions set out in paragraph 2 of this order (below) the Landlord waives claim to the cost of filing the L2 application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Starting immediately and for the duration of the tenancy, the Tenant, their guests, all visitors, and any occupants they permit in the building/residential complex and/or into their rental unit, shall not seriously impair the safety of another person at the residential complex by way of act or omission.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order and the Landlord makes an application to the LTB pursuant to section 78 for that breach, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the L2 application immediately upon the breach, or by no later than the date determined by the associated order.

April 13, 2026

Date Issued

Janice Campbell

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.