



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-071443-25

In the matter of: 312, B-506 BRONSON AVE
OTTAWA ON K1R6J9

Between: Ottawa Community Housing Corporation Landlord

And

Nivaldo Naranjo Gonzalez Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nivaldo Naranjo Gonzalez (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 30, 2026.

The Landlord's legal representative, Laura Clark, and the Tenant's legal representative's agent, Laura Ortiz, attended the hearing.

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. From March 30, 2026, and for 12 consecutive months the Tenant, their guest or occupant of the rental unit will not commit an illegal act in the rental unit or residential complex, including, but not limited to assault or uttering threats.
3. From March 30, 2026, and for 12 consecutive months the Tenant, their guest or occupant of the rental unit will not seriously impair the safety of another person in the rental unit or residential complex, including but not limited to assault.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 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.

April 7, 2026
Date Issued

Melissa Anjema
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.