



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

File Numbers: LTB-L-018353-26
LTB-L-042826-25

In the matter of: 201, 5528 BUCHANAN AVE
NIAGARA FALLS ON L2G3T8

Between: Good Shepherd Non-Profit Homes Inc. Landlord

And

Brant Munger Tenants
Sinceray Hightower

Good Shepherd Non-Profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Brant Munger and Sinceray Hightower (the 'Tenants') because:

- the Tenants, another occupant of the rental unit, or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person, and the act or omission occurred in the residential complex.
- the Tenants, another occupant of the rental unit, or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege, or interest of the Landlord or another Tenant

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

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

The Landlord, Jillian Bennett, and the Landlord's Representative, Francisco Gomez, attended. The Tenants were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. On or before April 6, 2026, the Tenants shall comply with the Inspection Order dated February 19, 2026, with Fire Department Reference Number 2026-000-009, including but not limited to removing all impairments of safety, such as combustible materials within the unit, and ensuring a minimum of 1.5 feet of clear space from combustible sources to any ignition points.
2. For a period of twenty-four (24) months commencing April 7, 2026, the Tenants shall maintain the rental unit in a state free from safety impairments following the compliance with the Inspection Order referenced in paragraph 1.
3. The Tenants shall ensure that neither they nor their occupants, guests, or invitees substantially interfere with the Landlord's or any other Tenant's reasonable enjoyment of the residential complex, or with their lawful rights, privileges, or interests, for a period of twenty-four (24) months commencing April 1, 2026. This includes, but is not limited to, the following obligations:
 - a. Refrain from engaging in any disruptive conduct, including aggressive or harassing behaviours, such as forcefully knocking or kicking on other Tenants' doors, or making offensive remarks, including name-calling, racist comments, or the use of profanities.
 - b. Ensure that no undue excessive noise is made within the rental unit or rental complex, including screaming, yelling, or similar disturbances.
 - c. Maintain all entryways, exits, and passageways within the rental unit and the residential complex clear and free of obstruction including foot traffic.
 - d. Ensure that all personal belongings are organized and stored away from access ways or doorways and refrain from placing or storing any items at access ways or doorways, including but not limited to electronics, furniture, and operating appliances.
 - e. Allow access to the Landlord, Landlord's Agents or Employees into the rental unit, provided it is an emergency, or the Landlord issues a Notice of Entry in accordance with the regulations on Landlord's Entry.
4. If the Tenants fail to comply with the conditions set out in paragraphs 1-3 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 Tenants. 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 Tenants.

April 14, 2026
Date Issued

Eno Ubia
Hearings Officer, Landlord and Tenants 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.