



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000193-26

In the matter of: 3, 22 Main Street North (PO Box 1145)
Waterford ON N0E1Y0

Between: Huan He Landlord

And

Jeff Thompson Tenant

Huan He (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Thompson (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was scheduled to be heard by videoconference on April 7, 2026.

The Landlord's Legal Representative Yun Tao Li, the Landlord and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. This order is not an admission of wrongdoings on the part of the Tenant.
2. The Landlord will give the Tenant notice of any contractors coming on to the property.

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. For 7 months starting April 7, 2026, to November 6, 2026, the Tenant shall not substantially interfere with the landlord's lawful rights and interests.
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.

April 14, 2026
Date Issued

Melinda Jamieson
Hearing 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.