



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-018308-26-SA

**In the matter of:** 106, 1400 LEPAGE AVE  
OTTAWA ON K1Z8N5

**Between:** Ottawa Community Housing Corporation Landlord

**And**

Mariam Karouni Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mariam Karouni (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 12, 2025 with respect to application LTB-L-080865-24.

The Landlord's application was resolved by order LTB-L-018308-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018308-26.

This motion was heard by videoconference on April 9, 2026. The Landlord's representative Callie Crosby, and the Tenant represented by Roxanne Delaney, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order which reflects the terms the parties submitted to the Board prior to the hearing.

**On consent it is ordered that:**

1. The motion to set aside Order LTB-L-018308-26, issued on March 6, 2026, is granted.
2. Order LTB-L-018308-26, issued on March 6, 2026, is set aside and cannot be enforced.
3. For the next 12 months from the date of this order:
  1. The Tenant, another occupant or guest of the rental unit shall not substantially interfere with another tenant's or the Landlord's reasonable enjoyment of the residential complex.

2. The Tenant shall not have direct or indirect communication with residents Jamie Clostre, Lynn Damiano and OCHC employee, Khalil Al-Qadi or any of his family. Should the Tenant have a complaint regarding behaviour of a resident in the residential complex, the Tenant can reach out to the 24-hour call centre and ask for security or put the complaint in writing to the Landlord's Tenant Support Worker. Should the Tenant need to address a maintenance or other OCHC matter, the Tenant can call the 24-hour call centre or use the MyHome portal.
  3. The Tenant shall not cause noise or disturbances, including yelling at any persons in the residential complex or calling them derogatory names such as "pig face" or "devil", or threaten them or their pet, or make homophobic or other discriminatory comments whether stated directly to them or indirectly to other tenants.
  4. The Tenant shall have no communication to OCHC or residents using discriminatory or derogatory language and shall not use written communication to express sexual or romantic desire for any OCHC employee.
4. In the event the Tenant fails to comply with the conditions set out above, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**April 16, 2026**

**Date Issued**

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Greg Joy

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.

