



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108189-25

In the matter of: 601, 248 BRITTANY DR
OTTAWA ON K1K4R2

Between: L.i.U.N.A. Non Profit Housing Corp

Landlord

And

Melanie Rainville

Tenant

L.i.U.N.A. Non Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Rainville (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 heard by videoconference on March 9, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Trevor Jacquard.

At the hearing the parties consented to the following order:

The parties agree that:

1. The Tenant shall not attempt solicit money from other tenants in the residential complex for a period of twelve months.

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. **The Tenant shall refrain from verbally abusing the Landlord, the Landlord's agents or employees, or any other tenants, guests, or visitors in the residential complex for a period of twelve (12) months, from March 9, 2026, to March 8, 2027.**
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. The Tenant shall pay the Landlord the application filing fee of \$186.00 in three equal installments of \$62.00 each, due on:
 - 1) April 1, 2026
 - 2) May 1, 2026
 - 3) June 1, 2026
5. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

Bryan Delorenzi
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.