



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001285-26

In the matter of: 801, 15 GALE CRES
ST CATHARINES ON L2R7G3

Between: Niagara Regional Housing Landlord

And

Maureen Willis Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Maureen Willis (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

Niagara Regional Housing (the 'Landlord') also applied for an order requiring Maureen Willis (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on April 10, 2026.

The Landlord's Representative Judith Callendar, The Landlord's Agent Rachel Dagenais, the Tenant's Representative Amanda Brown, and the Tenant participated in mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I am satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$1,921.00 as compensation for the costs incurred by the Landlord on December 5, 2025 to repair the entrance door.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$100.00 on or before the first day of each month commencing June 1, 2026, up to and including November 1, 2027; and
 - b) \$121.00 on or before December 1, 2027.
3. Starting April 10, 2026, to the duration of the Tenancy, the Tenant, another occupant of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specially, the Tenant, Another occupant of the rental Unit and/or the Tenants Guest shall not engage in the following conduct at the rental unit or residential complex:
 - a) Make excessive noise throughout the day and into the evening hours(Heavy objects being dropped and rolled on the floor);
 - b) Tampering with Smoke detector
4. If the Tenant fails to comply with the conditions set out in paragraph 2-3 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.
5. The Tenant shall pay the Landlord \$186.00 for the application filing fee on or before April 30, 2026.

April 15, 2026

Date Issued

Monique Browne

Hearings 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.