



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100607-25

In the matter of: 201B, 659 Arlington St
PORT ELGIN ON N0H2C4

Between: Bruce County Housing Corporation Landlord

And

Greg Cole Tenant

Bruce County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Greg Cole (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 11, 2026.

Only the Landlord's representative, Sarah Cook, attended the hearing.

As of 1:57 PM the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. On July 2, 2025, the Landlord gave the Tenant a first, voidable N5 notice of termination. Therefore, the Landlord was allowed to give the Tenant a second, non-voidable N5 notice of termination under section 68 of the *Residential Tenancies Act, 2006* (Act).
2. On November 14, 2025, the Landlord gave the Tenant a second N5 notice of termination. The notice of termination contains the following alleges the Tenant caused a flood in the rental unit on October 31, 2025.
3. The Landlord provided a photograph of the sink taken on the day of the flood (DOC 7543120). The photograph shows the sink clogged with debris, which I find was the likely cause of the flood. This was the second flooding incident within a few months.
4. I accept the Landlord's uncontested evidence that the Tenant's conduct caused or contributed to these incidents.

5. The Landlord provided a photograph of the sink on day of the flood. (DOC 7543120). The photograph clearly shows that the sink was clogged with the debris which was the likely cause of the flood. This was second flood the Tenant caused within few months.
6. I accept the Landlord's uncontested evidence that the Tenant's conduct caused or contributed to these incidents.
7. On a balance of probabilities, I find that the Tenant has engaged in conduct that substantially interferes with the Landlord's reasonable enjoyment or lawful right, privilege or interest in the rental unit.
8. The Landlord does not seek termination of the tenancy but instead seeks a conditional order prohibiting the Tenant from engaging in such conduct in the future. I find that this is a reasonable and appropriate remedy in the circumstances, and an order will be issued accordingly.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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 not, from the date of this order up to and including April 15, 2027, intentionally or negligently
 - a. clog or obstruct any sink, drain, or plumbing fixture in the rental unit;
 - b. place any materials, substances, or objects into sinks or drains that may cause blockage;
 - c. tamper with or interfere with the plumbing system in the rental unit or residential complex;
 - d. cause or contribute to any flooding in the rental unit or any other unit in the residential complex.
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 also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 28, 2026 at 4.00% annually on the balance outstanding.

April 16, 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.