



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106323-25

In the matter of: 214, 329 JONES ST W
ST MARYS ON N4X1C8

Between: Perth and Stratford Housing Corporation Landlord

And

Shaelyn Fowler Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shaelyn Fowler (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on April 8, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Leah White, the Tenant's Representative, Aron Van de Kleut, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

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 and guests of the Tenant shall comply with the no-smoking addendum by smoking at least 9 metres away from the building and properly disposing of cigarettes.
3. The Tenant and guests of the Tenant shall not leave items in the hallway or stairwells.
4. The terms set out in paragraphs 2 and 3 of this order shall be in effect for a period of 12 months beginning April 8, 2026.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 and/or 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.

6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 8, 2027, the Tenant will start to owe interest. This will be simple interest calculated from April 9, 2027 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Christine Leitch
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.