



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-106501-25

In the matter of: 212, 632 HALE ST
LONDON ON N5W1H5

Between: London and Middlesex Community Housing Landlord

And

Debbie Ann Vanalstine aka Debbie Fagan Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Debbie Ann Vanalstine (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 Representative, Shieaba Sadat, and the Tenant, supported by Donald Martin and Tiffany Leroux, 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.

The parties agreed to the following:

1. The Tenant acknowledges responsibility for the conduct of occupants and shall ensure no conduct occurs such as that stated in the N5 Notices of Termination served and filed with this application.

On consent of the parties, it is ordered that:

1. The application is amended to correct the Tenant's name to Debbie Ann Vanalstine aka Debbie Fagan.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

3. The Tenant, occupants, and guests of the Tenant, including Donals Martin, shall not engage in any harassment, verbal abuse, threats, aggressive behaviour, disruptive behaviour, and/or any assault or conduct that endangers the health, safety, or security of others within the residential complex.
4. The Tenant, occupants, and guests of the Tenant shall communicate respectfully with all staff within the residential complex.
5. The Tenant, occupants, and guests of the Tenant shall comply with all rules within the common areas of the residential complex.
6. The terms set out in paragraphs 3 to 5 shall remain in effect for a period of 18 months beginning April 8, 2026.
7. If the Tenant fails to comply with the conditions set out in paragraphs 3 through 5 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.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

April 20, 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.