



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

File Number: LTB-L-108818-25

In the matter of: 608, 379 GILMOUR ST
OTTAWA ON K2P2M6

Between: Jessica Osabuohien Landlord
Angela Davis

And

Erik Karpinski Tenant

Jessica Osabuohien and Angela Davis (the 'Landlord') applied for an order to terminate the tenancy and evict Erik Karpinski (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, N5.

This application was heard by videoconference on April 16, 2026.

The Landlord and the Tenant attended the hearing.

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 Tennat will continue to work with on a regular ongoing basis, the Hoarding Assistance Team.
3. The Tenant will keep the rental unit in a state of ordinary cleanliness.

April 17, 2026

Date Issued

Suzy Franklyn
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.

