



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004297-26

In the matter of: 3553 WELLS ST
WINDSOR ON N9C1T7

Between: Windsor Essex Community Housing Corporation Landlord

And

Sabrina Jimenez Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sabrina Jimenez (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on April 15, 2026.

The Landlord's Legal Representative, Brandon Valley, the Landlord's Agent, Jillian Kaake, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent. In particular, I was satisfied that the Tenant understood the consequences of the Section 78 provision of the *Residential Tenancies Act, 2006*.

Agreed Fact:

1. The Tenant shall not permit the following individuals to enter or remain in or around the rental unit: Jabrill, Maurice, Rizwan and the individual known as "Yaya".

It is ordered on consent that:

1. For the duration of the tenancy, the Tenant, their occupants, and any permitted guests shall not engage in any conduct that substantially interferes with the safety of anyone within the residential complex.
2. For the duration of the tenancy, the Tenant, their occupants, and any permitted guests shall not possess, brandish, display, or use any weapon, or any item that may reasonably

be perceived as a weapon, in a threatening or intimidating manner within the residential complex.

3. For the duration of the tenancy, the Tenant, their occupants, and any permitted guests shall not engage in any aggressive, threatening, or intimidating behaviour toward any person at or in the residential complex, including the Landlord, its employees, agents, or contractors.
4. For the duration of the tenancy, the Tenant, their occupants, and any permitted guests shall have no intentional or direct contact, including verbal communication, with any individuals associated with 3555 Wells St.
5. For the duration of the tenancy, the Tenant shall ensure that neither they, their occupants, nor their permitted guests cause willful damage to the residential complex.
6. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 5 of this order, the Landlord may apply under section 78 of 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.

April 23, 2026
Date Issued

Benjamin Seigel
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.