



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028647-26

In the matter of: 24, 61 WOODCROFT CRES
WELLAND ON L3C2H6

Between: Niagara Regional Housing Landlord

And

Marie Ford Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Marie Ford (the 'Tenant') because:

- 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.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's representative, Judith Callender and the Tenant participated in the mediation on April 21, 2026, by way of video conference. The mediation was facilitated by Cheryl Lavoie, Dispute Resolution Officer with the LTB.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. For the duration of the tenancy, the Tenant will ensure that the dog named Obi will not be in the unit of 24-61 Woodcroft Cres. or on the residential complex of 61 Woodcroft Cres.
2. For duration of the tenancy, the Tenant may have another dog if the dog is kept in control of a competent person while in the common areas of 61 Woodcroft Cres.
3. The Tenant shall pay to the Landlord \$186.00 for the application filing fee. The Tenant shall pay the amount in accordance with the following schedule:
 - a) \$20.00 on or before the 1st of each month for 9 months commencing on June 1, 2026 up to and including February 1, 2027.
 - b) \$6.00 on or before March 1, 2027

4. If the Tenant fails to comply with the conditions set out in paragraph 1 and 2 of this order, the Landlord may 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.

April 23, 2026
Date Issued

Cheryl Lavoie
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.