



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002470-26

In the matter of: 904, 248 Brittany Drive
Ottawa ON K1K4R2

Between: LIUNA Non Profit Housing Corp Landlord

And

Whitney Palmer-Holmes Tenant

LIUNA Non Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Whitney Palmer-Holmes (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

LIUNA Non Profit Housing Corp (the 'Landlord') also applied for an order requiring Whitney Palmer-Holmes (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 20, 2026.

Trevor Jacquard appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

During mediation, the parties agreed that:

- The Tenant will not swap out any chattels or fixtures in the rental unit.
- The Landlord and Tenant will co-ordinate the removal of the Tenants refrigerator and its replacement with the Landlord's refrigerator by May 31, 2026.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

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 shall pay the Landlord \$5,000.00 in damages in the following manner:
 - a) \$200.00 on or before the first day of each month commencing May 1, 2026 and concluding May 1, 2028.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

April 24, 2026
Date Issued

Andrew Rowell
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.