



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005373-26

In the matter of: 205, 100 MCKAY ST
CANNINGTON ON L0E1E0

Between: Durham Region Non-Profit Housing Corporation Landlord

And

Johanna Ambridge Tenant

Durham Region Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Johanna Ambridge (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

This application was in queue to be scheduled via video conference. The parties requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Lindsey Whitehouse, the Landlord, Ginger Teoh, the Tenant's Support, Andrew Ryall, and the Tenant, Johanna Ambridge, participated in the presentation of the consent details on April 20, 2026.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord is waiving claim to the application fee from the Tenant.
2. The Landlord and Tenant will work cooperatively with North House

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 for a period of 18 months, starting April 20, 2026, to October 20, 2027.
2. The Tenant shall ensure that they, their guests, or occupants of the rental unit shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

3. The Tenant shall ensure that they, their guests or other occupants of the rental unit avoid playing loud music, making loud noises (including screaming) and will avoid creating excessive or disruptive noise that may disturb other residents.
4. The Tenant shall ensure that they, their guests, or other occupants of the rental unit avoid any behaviour that could be considered disrespectful or intimidating, including name calling, use of profanity, inappropriate/ racist remarks, mocking gestures prolonged staring or any form of harassment toward other tenants – whether in person or through leaving notes on the rental property.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3 and 4 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 28, 2026
Date Issued

Sumathi Dhanapal
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.