



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000143-26

In the matter of: 1816, 1460 GHENT AVE
BURLINGTON ON L7S1X7

Between: Elm Place Inc. – 1460 Ghent Ave Landlord

And

John Keith Dickson Tenant

Elm Place Inc. – 1460 Ghent Ave (the 'Landlord') applied for an order to terminate the tenancy and evict John Keith Dickson (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 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on April 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Jeff Shabes, the Landlord's agent, Monika Roesch, and the Tenant were present. The Tenant did not meet with Duty Counsel before the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, 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, any occupant of the rental unit, and any person permitted in the residential complex by the Tenant shall not enter any other rental unit in the residential complex without the permission of the respective tenant or occupant.
3. The terms set out in paragraph 2 of this of Order shall remain in effect for the period ending twelve (12) months from the date this order is issued.
4. If the Tenant fails to comply with any of the terms as 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 Landlord and Tenant Board without notice to the Tenant.
5. The Tenant shall pay to the Landlord the sum of \$186.00. This amount represents the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing as set out in paragraph 5 of this order on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

April 28, 2026
Date Issued

Nancy Fahlgren
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.