



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002340-26

In the matter of: 2-101, 681 COMMERCIAL ST
NORTH BAY ON P1B4E7

Between: Canadore College Landlord

And

Suzanne Philion Tenant

Canadore College (the 'Landlord') applied for an order to terminate the tenancy and evict Suzanne Philion (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

The Landlord's agents Sarah Moore and Tammy Sale-Rosa, the Landlord's legal representative Sara Larochelle, the Tenant's legal representative Ben Brown, and the Tenant attended the hearing.

Micheline Demers attended the hearing as a witness for the Landlord but was not called upon to testify.

At the hearing, the parties consented to the following order.

Determinations:

1. I am satisfied that the parties present at the hearing understood the consequences of consenting to the issuance of this order.
2. The determinations in paragraphs 3 through 5 of the determinations are facts agreed to by the parties present at the hearing.
3. As of the hearing date, the Tenant owes the Landlord \$967.00 in arrears of rent. She agrees to pay \$200.00 toward these arrears on or before April 30, 2026. She also agrees

to make payments of \$75.00 by the end of each month until the balance of the arrears is paid.

4. The Tenant also agrees to not overcrowd the rental unit, smoke or vape in unauthorized areas of the residential complex, or lend keys or fobs to guests for unauthorized access to the residential complex.
5. The parties consent to the amendment of this application to remove “Tammy Sale-Rosa” as a Landlord (she is actually an agent of the Landlord) and to add “Canadore College” as the sole Landlord with respect to this tenancy. The style of cause has been amended accordingly.

It is ordered on consent that:

1. The Tenant shall not conduct activities relating to the use or sale of illegal substances at the residential complex, nor permit her guests or any other occupant of the rental unit to do so.
2. The Tenant shall not engage in aggressive behaviour or make threats toward the Landlord’s staff or any other resident of the residential complex, nor permit her guests or any other occupant of the rental unit to do so.
3. From April 24, 2026, to April 23, 2027, if the Tenant fails to comply with the conditions set out in paragraphs 1 or 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

Jeremy Henderson
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.