



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004491-26

In the matter of: 1510, 15 GALE CRES
ST CATHARINES ON L2R7G3

Between: Niagara Regional Housing Landlord

And

Francis "Frank" Clarke Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Francis "Frank" Clarke (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 scheduled to be heard by videoconference on April 23, 2026.

The Landlord, represented by Judith Callender, the Landlord's agent, Rachel Dagenais and the Tenant, represented by Mandip Grewal engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent of the parties, it is ordered that:

1. For the next 12 months, the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not engage in loud shouting, loud fighting or loud arguing within the residential complex including the Tenant's rental unit.
2. The Landlord incurred costs for the application filing fee in the amount of \$186.00. The Landlord will waive those costs provided that the Landlord does not have to file an L4 application with the Landlord and Tenant Board.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 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 27, 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.