



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002529-26

In the matter of: 602, 851 LAWRENCE RD
HAMILTON ON L8K6B9

Between: C. Valery Construction o/a Valery Properties Landlord

And

Erica Marie Jaremy Tenants
Christopher James Watts

C. Valery Construction o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Erica Marie Jaremy and Christopher James Watts (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants 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 Tenants remained in the unit after the termination date.

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

The Landlord's legal representative Tina Novak and the Tenant Erica Marie Jaremy (speaking on behalf of both Tenants) attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties present at the hearing gave their full and informed consent to the issuance of the order below.

It is ordered on consent that:

1. The Tenants shall not consume alcohol in any common areas of the residential complex or permit any occupant or guest of the rental unit to do so.
2. The Tenants shall not smoke indoors or in any area of the residential complex where smoking is prohibited or permit any occupant or guest of the rental unit to do so.
3. The Tenants shall take all reasonable steps to prevent excessive noise, yelling, arguments, or disruptive behaviour within the rental unit or within the common areas of the residential complex between the hours of 11:00 p.m. and 7:00 a.m.

4. The Tenants shall ensure that all guests to the rental unit:
 - conduct themselves in a lawful and respectful manner,
 - do not cause noise, disruption, or safety concerns at the residential complex;
 - do not loiter in common areas of the residential complex; and
 - do not sleep in unauthorized areas, including the balcony of the rental unit and shared spaces of the residential complex.
5. The Tenants shall take all reasonable steps to not permit the trespassed individual identified in the N7 notice served by the Landlord from attending the residential complex, including:
 - Refusing entry into the residential complex;
 - Not providing access to the residential complex by providing the individual with keys or entry fobs; and
 - Notifying appropriate authorities if the trespassed individual attempts to attend the residential complex.
6. From April 24, 2026, to April 23, 2027, if the Tenants fail to comply with the conditions set out in paragraphs 1, 2, 3, 4, or 5 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 Tenants. 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 Tenants.

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.