



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-015513-26-SA

In the matter of: 2, 60 CAWSTON ST
STRATFORD ON N5A5N2

Between: Perth and Stratford Housing Corporation Landlord

And

Shawn Simon Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Simon (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the Board on August 5, 2025 with respect to application LTB-L-035534-25.

The Landlord's application was resolved by order LTB-L-015513-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015513-26.

This motion was heard by videoconference on April 27, 2026.

The Landlord's Agent, Leah White, and the Tenant's Legal Representative, Aron Van de Kleut, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Tenant will engage with Stratford Fire Department for fire safety training.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-015513-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015513-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 5, 2025 with respect to LTB-L-035534-25 is cancelled and replaced with this order.

4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for a period of twelve months, commencing on April 27, 2026 up to and including April 27, 2027.
5. The Tenant shall not engage in or be charged with any illegal activity on or around the residential complex.
6. The Tenant shall actively engage with mental health support services, which may include services from CMHA, family support or other agencies, including those accessed through DSO funding.
7. The Tenant shall not pull, tamper with or interfere with fire alarms or other emergency systems in the residential complex, unless there is a verified emergency that requires such action.
8. The Tenant shall not tamper with the fire panel under any circumstances.
9. If the Tenant fails to comply with the conditions set out in 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.
10. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
11. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2025 at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Vicky Liu
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.