



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-004949-26

**In the matter of:** Unit 2, 425 WELLINGTON AVE S  
LISTOWEL ON N4W0A6

**Between:** AJ Enterprises Inc. Landlord  
Jalal EL Abbar

**And**

Janice Ten Hoopen Tenant

AJ Enterprises Inc. Jalal EL Abbar (the 'Landlord') applied for an order to terminate the tenancy and evict Janice Ten Hoopen (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 and caused damage.

This application was mediated by videoconference on April 29, 2026. Both parties attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

**Preliminary Matter:**

The Landlord withdrew his claim for damages. The parties will conduct a joint inspection. The Landlord will get quotes for the replacement of the door and the patching/painting of the walls. The parties will work together to resolve the damage issues. If not, the Landlord may take additional legal steps.

**General information:**

1. The Landlord served the Tenant with a Form N5 Notice of Termination (N5 notice), effective January 1, 2026, regarding unacceptable behaviour including loud screaming and disruptive conduct, unsanitary condition in the bathroom, garbage refuse filling the living room, knocking aggressively on neighbour doors and entering neighbour units without permission plus damage to the door and walls. The parties agree the majority of the issues are due to the Tenant's son, Justin Geissbuhler. The parties also agree that the majority of the issues are currently resolved.

2. The parties, pursuant to section 78 of the Act, agree to resolve the application, except for the damage. The damage claim has been withdrawn. The Tenant agrees to not invite her son, Justin Geissbuhler, to the complex. The Tenant will not keep the complex door open to allow Justin Geissbuhler's access to the complex. The parties agree the issues raised the Form N5 notice will stop immediately and will not occur in the next 12 months: April 29, 2026 to April 28, 2027.

**On consent, it is ordered that:**

1. Pursuant to section 78 of the Act, the Tenant will ensure the actions and activities details in the Form N5 notices (except the damage allegations) will immediately stop and will not occur over the next 12 months: April 29, 2026 to April 28, 2027. To ensure compliance, the Tenant agrees to not invite her son, Justin Geissbuhler, to the complex. The Tenant will not keep the complex door open to allow Justin Geissbuhler's access to the complex
2. 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.

**May 15, 2026**  
**Date Issued**

---

Shawn Hayman  
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.