



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-025297-26

In the matter of: 204, 50 MARKET ST
SEAFORTH ON N0K1W0

Between: Huron County Housing Corporation Landlord

And

Trevor Osinga Tenant
Jennifer Hutchison

Huron County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Trevor Osinga and Jennifer Hutchison (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on November 29, 2024 with respect to application LTB-L-032185-24.

A hearing was held by videoconference on April 29, 2026 to consider this application.

Only the Landlord's agent Amanda Stevenson attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The mediated settlement provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the mediated settlement.
2. Specifically, the mediated settlement LTB-L-032185-24 issued November 29, 2024 contains two behavioural conditions for the remainder of the tenancy: 1) The Tenant or their guests shall not commit any illegal acts and 2) the Tenants or their guests shall not commit any domestic disturbance including, but not limited to, loud arguments.

Evidence of the Landlord

3. Ms. Stevenson provided oral evidence to the Board concerning the tenancy. She testified that the residential complex is a two-storey walk-up building containing a total of 21 rental units.
4. On March 17, 2026, another tenant in the building, whose unit is located at the opposite end of the hallway from the rental unit, complained to the Landlord about a loud argument involving the Tenants.
5. The Landlord entered into evidence audio recordings taken by this other tenant at approximately 6:13 p.m. and 6:15 p.m. on March 17, 2026. In the recordings, the Tenants can be heard yelling at each other, and a female voice is repeatedly heard screaming, "Stop it."
6. Subsequently, on March 29, 2026 and April 13, 2026, the same tenant made further complaints to the Landlord regarding loud arguments and a physical altercation. The Landlord entered into evidence a video recording dated March 29, 2026, which shows Tenant Trevor Osinga engaging in a fist fight with another tenant in the building.

The breach

7. I find that the Tenant failed to comply with the conditions set out in the mediated settlement. In particular, the Tenants breached the original order by engaging in loud and disruptive yelling on multiple occasions and by participating in a physical altercation, specifically a fist fight, in the hallway. This conduct constitutes a direct violation of the prior agreement, which expressly prohibits loud arguments.
8. The uncontested evidence before the Board is undeniable.
9. The application was filed within 30 days of the breach.

Relief from eviction

10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant was not present to provide any evidence surrounding their personal circumstances.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 18, 2026.
2. If the unit is not vacated on or before May 18, 2026, then starting May 19, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 19, 2026.

May 7, 2026
Date Issued

Brett Lockwood
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 19, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.