



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

File Number: LTB-L-009674-26

In the matter of: 8, 236 ARTHUR ST W
THUNDER BAY ON P7E5P8

Between: DAWSON PROPERTIES Landlord

And

BARBARA LEISANDER Tenant

DAWSON PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict BARBARA LEISANDER (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Agent Kassidi Hartley and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.

4. The Tenant shall also pay the Landlord compensation of \$33.85 per day ($\$1,029.86 \times 12$ divided by 365) for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
5. The tenancy between the Landlord and the Tenant continues to July 31, 2026, if the Tenant meets the conditions set out below.
6. The Tenant shall not engage in any behaviour similar in nature to the originating N7 notice including knocking on the unit 4 tenants door, yelling at the unit 4 tenants or hitting the unit 4 tenants door with a hammer.
7. If the Tenant fails to comply with the conditions set out in paragraph 6 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 12, 2026
Date Issued

Melinda Jamieson
Hearing 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027, 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.