



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

File Number: LTB-L-009785-26

In the matter of: 806, 111 CHURCH ST
ST CATHARINES ON L2R3C9

Between: Bethlehem Housing and Support Services Landlord

And

Crystal L'Heureux Tenant

Bethlehem Housing and Support Services (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal L'Heureux (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking; and
- 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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Judith Callender, and the Tenant, Crystal L'Heureux, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$761.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$25.02. This amount is calculated as follows: \$761.00 x 12, divided by 365 days.
4. The Landlord agreed to waive the \$186.00 which was the cost for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$752.33 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit, in the amount of \$13.66 is owing to the Tenant for the period from May 31, 2025, to May 4, 2026.
7. The amount of the rent deposit and interest on the rent deposit will be applied to July 2026's rent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 2, 2026.
4. The Tenant shall also pay the Landlord compensation of \$25.02 per day for the use of the unit starting August 2, 2026, to the date the Tenant moves out of the unit.

May 6, 2026
Date Issued

Rachael Kukoyi
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 2, 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.