



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035259-26

In the matter of: 106, 6848 Isaac Street
Niagara Falls ON L2J4J2

Between: Lutheran Homes Niagara Landlord

And

Lana Richardson Tenant

Lutheran Homes Niagara (the 'Landlord') applied for an order to terminate the tenancy and evict Lana Richardson (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;
- 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.

On April 22, 2026, the parties elected to participate in Board-facilitated mediation through the Tribunals Ontario dispute resolution portal with the assistance of Angela McLaughlin, a Mediator and Hearings Officer with the Landlord and Tenant Board.

On May 5, 2026, the Landlord's Legal Representative, Judith Callender, participated by telephone on behalf of the Landlord.

On May 5, 2026, the Tenant participated by telephone.

As a result of the mediation, the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent. Further, as a result of the mediation, the hearing scheduled for July 29, 2026 is cancelled.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Beginning May 5, 2026 and continuing until August 3, 2027, the Tenant shall not engage in any of the actions that gave rise to the N6 or the N7 Notices of Termination. These actions include but are not limited to assaulting any other persons in the residential complex or in the housing community.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Landlord waives the application filing fee.

May 8, 2026
Date Issued

Angela McLaughlin
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.