



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

**File Number:** LTB-L-016977-26

**In the matter of:** UNIT 103A, 5528 BUCHANAN AVE  
NIAGARA FALLS ON L2G3T8

**Between:** Good Shepherd Non-Profit Homes Inc Landlord

**And**

Jade Terrio Tenant

Good Shepherd Non-Profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jade Terrio (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 12, 2026.

The Landlord's Legal Representative, Sara Murtadha and an agent for the Landlord, Jillian Bennett attended the hearing. Witnesses for the Landlord, Samatha Campbell, Courtney Patrick and Cheryl Collins attended the hearing.

The Tenant attended the hearing and a support person for the Tenant; Matthew Wing also attended the hearing.

Tenant Duty Counsel was not present at the hearing.

### **Agreed Upon Facts:**

1. The application will be amended to correct a clerical typo in the Landlord's name from, Good Shpherd Non-Profit Homes Inc to Good Shepherd Non-Profit Homes Inc.
2. The Landlord waives the \$186.00 application filing fee the Landlord incurred to file this application.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**It is ordered on consent that:**

1. The tenancy will continue, and the Tenant will remain in possession of the rental unit subject to the following conditions for a period of 24 months from May 12, 2026.
  - a) The Tenant shall not engage in any threatening, intimidating, harassing, abusive or aggressive behaviour toward the Landlord's staff. This behaviour includes but is not limited to, using profane, abusive or threatening language or yelling and screaming at the Landlords staff.
  - b) The Tenant shall not engage in making threatening gestures including raising fists or advancing toward a staff member in a threatening manner, slamming doors or engaging in physical aggressive behaviour toward staff.
  - c) The Tenant shall comply with all applicable criminal release probation or court order conditions relating to the attendance or conduct within the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 (a-c) above, then, within 30 days of the breach, 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 set out in paragraph 1 of this order.

**May 14, 2026**  
**Date Issued**

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**Trish Carson**

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.