



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009733-26

In the matter of: 108, 21 Albert St.
Frankford ON K0K 2C0

Between: Hastings Local Housing Corporation Landlord

and

Devin aka Devon Hanes Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Devin aka Devon Hanes (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The parties attended a Hearing scheduled on May 13, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Christine LeBlanc, the Tenant, and the Tenant's Support Person and social worker Tracey Strong Burnside participated in the mediation. The Tenant did not receive legal advice about this application.

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

Agreed facts:

- 1) The application is amended to:
 - a) Correct the address of the rental unit to 108, 21 Albert St., Frankford;
 - b) Amend the Tenant's name to "Devin aka Devon Hanes."
- 2) Should there be a breach of this order and the Landlord intends to file an L4 application for eviction based on a breach of the S.78 terms per paragraph 2 of this Order on Consent, the Landlord will notify the Tenant as soon as possible and attempt to arrange further supports for the Tenant.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out in paragraph 2, below.
2. For a period of 12 months from May 13, 2026 to May 12, 2027, the Tenant, another occupant of the rental unit, or the Tenant's guests shall not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex by engaging in the behaviours described in the N5 Notices of Termination dated December 3, 2025 and January 8, 2026. Specifically, the Tenant or another occupant or guest of the Tenant's rental unit shall:
 - a) NOT yell, name-call, or swear at other residents/tenants or their guests or Landlord staff members;
 - b) NOT enter any other resident's leased space, including their patios, without permission.
 - c) Contact the Landlord directly if the Tenant has any issues or concerns about other residents of the building. The Tenant shall NOT approach fellow residents directly about concerns.
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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in the following manner:

Date Payment Due	Amount of Payment
July 1, 2026	\$30.00
August 1, 2026	\$30.00
September 1, 2026	\$30.00
October 1, 2026	\$30.00
November 1, 2026	\$30.00
December 1, 2026	<u>\$36.00</u>

5. Should the Tenant fail to make any of the payments as listed in paragraph 4 of this order, in full and on time while any amount is outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.

6. This order is in full and final settlement of this application.

May 19, 2026
Date Issued

Denise Hannivan
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.