



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010741-26

In the matter of: 205, 166 LOUIS ST
SUDBURY ON P3B2H3

Between: Greater Sudbury Housing Corporation Landlord

And

Erik Bradley Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Erik Bradley (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 heard by videoconference on May 13, 2026. The Landlord's Agent, Suzette Pellerin, the Tenant and the Tenant's Legal Representative, Jonathan Wong, attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Acknowledgements / Agreed upon terms:

1. The Tenant agrees to comply with medical treatment as directed by his physician and treatment providers.
2. In the event that the Landlord believes that the Tenant is no longer complying with treatment or has discontinued treatment, the Landlord will contact the Tenant's mother and notify her of same. The Tenant or the Tenant's Legal Representative shall provide the Landlord with the contact information for the Tenant's mother within 48 hours of the hearing.

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. The Tenant shall not take any actions that would seriously impair the safety of the landlord, the Landlord's Agent, the Landlord's staff or other tenants and residents in the residential complex.

3. The Tenant shall not bring any implement that could be seen as a weapon into the common areas of the residential complex, including, but not limited to, an axe, knife or club.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before June 12, 2026. If the Tenant does not, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Rachel Gibbons
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.