



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

File Number: LTB-L-007908-26

In the matter of: 305, 15 GALE CRES
ST CATHARINES ON L2R7G3

Between: Niagara Regional Housing Landlord

And

Jeff Borman Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Borman (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 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 13, 2026. The Landlord's agent, Rachel Dagenais, the Landlord's legal representative, Judith Callender, the Tenant and the Tenant's support person, Lexis Hodgs attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$3.78. This amount is calculated as follows: \$115.00 x 12 months, divided by 365 days.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

4. There is no last month's rent deposit.

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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 1, 2026.
4. The Tenant, occupant(s) and/or guest(s) of the rental unit shall not cause any noise disturbance including but not limited to banging and or slamming the rental unit door, yelling and arguing so as not to disturb other Tenants peaceful enjoyment of their rental unit and residential complex.
5. If the Tenant fails to comply with the condition set out in paragraph 4 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 earlier than the agreed upon July 31, 2026. 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.
6. The Tenant shall also pay the Landlord compensation of \$3.78 per day for the use of the unit starting May 14, 2026, until the date the Tenant moves out of the unit.
7. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application upon a breach of the condition set out in paragraph 4 of this order.

May 21, 2026
Date Issued

Oluwatobi Abobarin
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 1, 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.