



**Order under Section 69 and 89
Residential Tenancies Act, 2006**

File Number: LTB-L-089339-24

In the matter of: 107, 490 SIDNEY ST
BELLEVILLE ON K8P0H6

Between: Hastings Local Housing Corporation Landlord

And

Anthony Chambers Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Chambers (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- 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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was heard by videoconference on May 13, 2026. The Landlord's agent Shreya Deshpande, the Tenant's legal representative Samantha Hayward, the Tenant, and the Tenant's support person Brittany Lacaria attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 15, 2026.
2. The Tenant shall comply with the following conditions starting May 13, 2026 and continuing for the duration of the tenancy:
 - a) The Tenant shall not smoke any substance in the rental unit or on the residential complex;
 - b) The Tenant shall not provide access to the residential complex to any known trespassed individuals or any individuals who are unknown to the Tenant;
 - c) The Tenant shall not bring any gasoline cans into the rental unit or onto the residential complex;
 - d) The Tenant shall not pull the fire alarm, unless there is an emergency; and
 - e) The Tenant shall not cause further damage to the rental unit or impact electrical safety.
3. If the Tenant fails to comply with any of the conditions set out in paragraphs 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. This may result in the Board issuing an order that terminates the tenancy before August 15, 2026.
4. The Tenant shall pay to the Landlord \$2,348.57, representing out-of-pocket costs the Landlord will incur to repair or replace the damaged property.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant must pay the Landlord is \$2,534.57.
7. If the Tenant does not pay the Landlord the full amount owing pursuant to paragraph 6 on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 15, 2026, then starting August 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 16, 2026.

May 22, 2026
Date Issued

Sandra Sabourin
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 16, 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.