



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009432-26

In the matter of: 1, 2 Church Street
St. Catharines ON L2R3B2

Between: 718615 Ontario Inc. Landlord

And

David Penner Tenant

718615 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict David Penner (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 application was heard by videoconference on May 13, 2026. The Landlord's agent Kimberly Pedwell and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. The Tenant agrees to communicate with the Landlord and its agents by putting written notes under the rental office door.

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 in paragraphs 2 and 3 starting May 13, 2026 and continuing to May 12, 2028.
2. The Tenant shall not physically approach Kimberly Pedwell.

3. The Tenant shall not harass, swear, or yell at the Landlord's agents or any Tenant in the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 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 also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - Payment of \$62.00 on or before June 1, 2026;
 - Payment of \$62.00 on or before July 1, 2026; and
 - Payment of \$62.00 on or before August 1, 2026.
7. If the Tenant does not make any of the required payments pursuant to paragraph 7 above in full and by the applicable deadline, the Tenant will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.

May 25, 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