



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009107-26

In the matter of: E, 2507 WALKLEY RD
OTTAWA ON K1G3H2

Between: OTTAWA COMMUNITY HOUSING CORPORATION Landlord

And

Shawniece Jackson Tenant

OTTAWA COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Shawniece Jackson (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

OTTAWA COMMUNITY HOUSING CORPORATION (the 'Landlord') also applied for an order requiring Shawniece Jackson (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.

This application was heard by videoconference on May 21, 2026.

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Laura Clark, the Tenant's representative, Roxane Delaniy, and the Tenant Shawniece Jackson.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree that the damages arising from the incidents described in the N5 Notice to Terminate are fixed at **\$19,210.00**.
2. The Tenant acknowledges responsibility for payment of the damages and agrees to maintain valid tenant's insurance, including liability coverage, to cover any damage caused by the Tenant, occupants, or guests.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue provided the Tenant complies with the conditions set out below.
2. The Tenant shall, at all times during the tenancy, maintain valid tenant insurance including liability coverage, and shall provide proof of such insurance to the Landlord on or before **October 8 of each year**, with coverage maintained without interruption.
3. For a period of **24 consecutive months**, the Tenant shall not negligently or wilfully cause damage to the residential unit or residential complex.
4. The Tenant shall pay to the Landlord the sum of **\$19,210.00** in accordance with the following schedule:
 - **\$250.00 per month** on or before the 1st day of each month commencing **June 1, 2026**, and continuing thereafter until paid.
5. Provided the Tenant complies with paragraphs 2, 3, and 4 for the full 24-month period:
 - The Landlord shall waive any remaining balance of the damages; and
 - The Landlord shall take no further steps to enforce the N5 Notice or seek additional damages arising from the incidents.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 or 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

May 28, 2026
Date Issued

Ryan Gacnik
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.