



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013375-26

In the matter of: 214, 490 SIDNEY ST
BELLEVILLE ON K8P0H6

Between: Hastings Local Housing Corporation Landlord

And

Travis Place Tenant

Hastings Local Housing Corporation (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Travis Place (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 parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's agent Shreya Deshpande, the Tenant's caseworker Brittany Lacaria and the Tenant participated in the mediation on May 14, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

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. Starting on May 14, 2026, and for a 24-month period, the Tenant and/or their guests shall not substantially interfere with the reasonable enjoyment of other Tenants, the Landlord and or agent of the Landlord by complying with the following:
 - a) Shall refrain from assisting, supporting and/or coordinating illegal activities in the building.
 - b) Shall not be verbally or physically aggressive or display threatening behavior to other Tenants, Landlord and/or agents of the Landlord
 - c) Shall keep the peace and be on good behaviour while on the residential property
 - d) Shall not engage in name calling, threats, slurs derogatory or racially discriminating language towards other Tenants, Landlord and/or agents of the Landlord
 - e) Shall not create disturbances, including throwing items in the hallways, excessive noise, screaming, loud music, slamming of doors or banging.

- f) Shall not possess any drug paraphernalia or weapons on the property.
 - g) Shall not smoke cigarettes or cannabis in their unit, common spaces, or within 9 meters of the building, and shall comply the Landlord's smoking policy.
 - h) Shall not allow anyone to reside in their unit without prior written permission from the Landlord.
 - i) Shall not provide any other individual with access to their key fob.
 - j) Shall not cause damage to property belonging to the Landlord or staff.
 - k) Shall not permit any activity in their unit or residential complex which may create a fire hazard.
3. The Tenant shall not provide access to the unit or residential complex to any known trespassed individuals.
4. If the Tenant becomes aware of a trespassed individual known to them, the Tenant shall immediately notify the Landlord.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2-4 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. 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 to the Landlord \$186.00 for the cost of filing the application as follow
- a) \$18.00 on or before June 30, 2026
 - b) \$18.00 on or before July 31, 2026
 - c) \$15.00 on or before the last day of each month starting August 31, 2026 until the filing fee is paid in full.
7. If the Tenant fails to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

May 27, 2026
Date Issued

Dillanique Knight
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.