



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012666-25

In the matter of: 2, 330 FRONTENAC ST
Ottawa ON K1L6K7

Between: Inuit Non-Profit Housing Corporation Landlord

And

Denise Nulliyuk Tenant

Inuit Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Nulliyuk (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 attended a hearing on January 8, 2026, where the parties entered into a mediation agreement to resolve the Landlord's application.

On February 24, 2026, the Landlord filed a request to re-open the application.

The parties attended a re-open hearing on May 19, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Emily Ettagiak, the Landlord's legal representative Marc-Roger Gagné and the Tenant, Denise Nulliyuk, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

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 19, 2026, and continuing until December 31, 2026, the Tenant shall refrain from causing unreasonable or excessive noise disturbances that substantially interfere with other Tenants' reasonable enjoyment of their rental unit or the residential complex.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

May 27, 2026
Date Issued

Diego Fernandez-Stoll
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.