



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-005879-26-AM

In the matter of: 315, 241 SIMCOE ST
LONDON ON N6B3L4

Between: London and Middlesex Community Housing Landlord

And

Stephanie Dolan Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Dolan (the 'Tenant') because 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 27, 2026.

The Landlord's agent Shieba Sadat, the Tenant and the Tenant's Legal Representative Allison Darling attended the hearing.

This amended order is issued to correct clerical errors in the order issued on May 8, 2026.

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. The parties agree that the Tenant shall refrain from any violent, threatening, harassing or abusive behaviour towards the Landlord's staff, contractors or other tenants and shall not interfere with their lawful duties including maintenance, inspection or repairs.
3. The Tenant shall permit lawful entry in accordance with the *Residential Tenancies Act, 2006* (the 'Act') and conduct themselves respectfully during such visits while maintaining non-abusive and nonthreatening communications at all times.
4. The Landlord agrees to make reasonable efforts to provide a third-party staff member, preferably a female, to attend maintenance work orders when available. The Tenant acknowledges that this may not be possible with respect to certain emergencies.

5. For non-emergency maintenance work orders, the Landlord shall provide at least 24-hours notice to the Tenant, unless the Tenant consents to earlier access.
6. The Tenant is also responsible for ensuring that their guests or occupants comply with the above-noted requirements.
7. The Tenant agrees to cooperate with pest control services when retained by the Landlord.
8. **The duration of this conditional order shall be for a period of 2 years from the date of this order.**
9. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 6 and 7 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 8, 2026
Date Issued

Jagger Benham
Member, Landlord and Tenant Board

May 29, 2026
Date Amended

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.