



**Amended Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-021637-26-SA-AM

In the matter of: 217, 5 MARLENE AVE
BRANTFORD ON N3S0J9

Between: City of Brantford Landlord

And

Sarah Casey Tenant

Paragraph 4 of the order has been amended to provide greater clarity to the intent of the amendment.

City of Brantford (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Casey (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 14, 2025 with respect to application LTB-L-099372-24.

The Landlord's application was resolved by order LTB-L-021637-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021637-26.

This motion was heard by videoconference on May 13, 2026. The Landlord's representative Adam Metcalfe, and the Tenant represented by Michael Dow, attended the hearing.

Determinations:

1. The Tenant consented to an order to follow the guest policy of the Live Well Brant Brantford Program at all times. This included busing in guest, that guests sign in with security, retrieving guests, and escorting them out of the residential complex.
2. The surveillance video shows individuals entering the Tenant's unit and leaving without the Tenant complying with the conditions of the order.
3. The Tenant testified that the people in the video were guests of other residents and that they came to her unit from other resident's units.
4. Based on the evidence before me, I cannot conclude that the Tenant these were guests of the Tenant entering the residential complex.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-021637-26.
6. I find it fair in all the circumstances to amend order LTB-L-099372-24 to provide additional clarity. This amendment was presented at the hearing and the Tenant agreed to comply with the additional condition.

It is ordered that:

1. The motion to set aside Order LTB-L-021637-26, issued on March 16, 2026, is granted.
2. Order LTB-L-021637-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. Order LTB-L-099372-24 is amended as follows:
4. In addition to the conditions set out in the consent order, the Tenant shall not permit any non resident **who she does not sign in with security** into her unit as a guest.

Amended: May 28, 2026

May 21, 2026

Date Issued

Greg Joy

Member, 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.

