



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026110-26

In the matter of: 212, 18 ABERDEEN AVE
BRANTFORD ON N3S1R5

Between: City of Brantford Housing Landlord

And

Shane Hinds Tenant

City of Brantford Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Hinds (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 mediated by telephone on May 27, 2026. Employee, Ashley Cordier, attended on behalf of the Landlord. The Tenant attended along with Tenant Support Coordinator, Kim Squires. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions understanding the terms and consequences.

General Information:

The Landlord served the Tenant with a Form N5: Notice of Termination alleging the removal of "life safety devices within the unit or complex".

The Tenant agrees that he and his guests, pursuant to section 78 of the Act, will not remove the "life safety devices within the unit or complex" for the next 12 months:

May 27, 2026 to May 26, 2027.

The Tenant agrees to pay the Landlord's filing fee of \$186.00 in 12 monthly installments of \$15.50 on the 1st of each month from July 1, 2026 to June 1, 2027, subject to interest provisions.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord the Landlord's costs of \$186.00 in 12 monthly installments, due on the 1st of each month from July 1, 2026 to June 1, 2027. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2027, the Tenant will

start to owe interest. This will be simple interest calculated from July 2, 2027 at 4.00% annually on the balance outstanding.

2. Pursuant to section 78 of the Act, the Tenant shall ensure the actions and activities detailed on the Form N5 Notices of Termination do not occur during the next 12 months: May 27, 2026 to May 26, 2027. The Tenants and/or his guests will not remove the “life safety devices within the unit or complex”.

If the Tenant fails to comply with the conditions set out in this paragraph, 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.

June 3, 2026
Date Issued

Shawn Hayman
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.