



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031807-26

In the matter of: 308, 143 CONCESSION ST
CAMBRIDGE ON N1R 2H6

Between: The Regional Municipality of Waterloo Landlord

And

Brian Terry Tenant

The Regional Municipality of Waterloo (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Brian Terry (the 'Tenant') based on a form N7 notice of termination 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.

The parties requested an order on consent at the LTB online portal and as a result a teleconference call took place at the Landlord and Tenant Board on May 29, 2026 with the Hearing Officer Chris Jackson. The Landlord's Agent Dana Christiaen attended. The Tenant attended and was self-represented. Crystal Salisbury attended with the Tenant as Tenant Support.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the next 12 months commencing May 29, 2026 up to and including May 28, 2027, the Tenant, guest(s), and/or occupant(s) of the rental unit shall **not** seriously impair the safety of any person, or shall **not** place any person at risk of serious impairment of safety, within the residential unit or within the residential complex, that is similar but not limited to the conduct set out in the form N7 notice of termination dated March 25, 2026 that was filed in this application, in the residential complex.

Related to the N7 notice referenced herein, the parties consented to the following specific conditions:

- a) The Tenant, guest(s), and/or occupant(s) of the unit shall not engage in physical altercations or acts of violence on the residential property. Altercation is defined as a violent physical disagreement containing bodily harm and/or harassing behaviours.
 - b) The Tenant, guest(s), and/or occupant(s) of the unit will not interfere with the security of the building by engaging in the following behaviours:
 - i) Propping open locked entry points to the building to provide access to guest(s) and allowing them to bypass the secure front lobby entrance.
 - ii) Inviting or allowing individuals trespassed from the property into the building and/or into the Tenant's unit.
 - iii) Allowing guests to bypass the secure front lobby entrance by providing access to the Tenant's unit through the unit's patio door and/or windows.
 - c) The Tenant, guest(s), and/or occupant(s) of the unit shall ensure that all guest(s) enter through the front lobby door, and the Tenant will escort guest(s) to and from the unit through the front lobby door of the property.
 - d) The Tenant will engage with on-site supports offered through Indwell Supportive Housing staff, in order to develop and create a care plan to address concerns contributing to behaviours which impact the reasonable enjoyment and safety of the residential complex and will meet with Indwell Support on a weekly basis.
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.
4. The Landlord agreed to waive the application filing fee of \$186.00.

June 4, 2026
Date Issued

Chris Jackson
Hearing 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.