



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003827-26

In the matter of: 303, 1680 WALKLEY RD
OTTAWA ON K1V8V3

Between: Ottawa Community Housing Corporation Landlord

And

Yves Demers Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yves Demers (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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

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 June 1, 2026. The Landlord's legal representative, Callie Crosbie, the Landlord's agent, Johnson Tang, the Tenant and the Tenant's supports, Pierre Arseneault and Ami Charlebois were present.

The parties reached consent prior to the mediation and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am 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. The Tenant shall refrain from smoking in the rental unit or on the residential complex for the next 12 months starting for the date of hearing.

3. The Tenant shall refrain from throwing items out of the window of his rental unit for the next 12 months starting for the date of hearing.
4. The Tenant shall also pay to the Landlord \$1,196.05 for damages and the cost of filing the application.
5. The Tenant shall pay to the Landlord the amount in paragraph 4 of this order in accordance with the following schedule.
 - \$67.00 from July 1, 2026, up to and including November 1, 2027,
 - \$57.05 on or before December 1, 2027.
6. If the Tenant fails to comply with the conditions set out in 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.

June 4, 2026
Date Issued

Maryam Cooper
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.