



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

File Number: LTB-L-012310-26-SA

In the matter of: 318, 425 LAKESHORE RD E
MISSISSAUGA ON L5G0C7

Between: Indwell Community Homes Landlord

And

James Snell Tenant

Indwell Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict James Snell (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 27, 2026, with respect to application LTB-L-103563-25.

The Landlord's application was resolved by order LTB-L-012310-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-012310-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's Agent Ilhaam Warsame, the Tenant James Snell, and the Tenant's support person Beth Edwards attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-012310-26, issued on February 13, 2026, is granted.
2. Order LTB-L-012310-26, issued on February 13, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 27, 2026, with respect to LTB-L-103563-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

5. The Tenant shall not substantially interfere with the reasonable enjoyment of the Landlord, agents of the Landlord, Tenants and or Tenant's guest by complying with the following:
 - a) The tenant shall not willingly allow trespassed individuals into the building.
6. The trespassed individuals referred to in paragraph 5 of the order are identified in the Landlord's letter to the Tenant dated November 21, 2025, and:
 - (a) the individual known as 'Charlie Liberty' shall be added to the list.
 - (b) the Landlord shall provide the Tenant with updated or revised lists of trespassed individuals as soon as they become available, along with copies of the Notices of Trespass relating to each trespassed individual, and
 - (c) if a trespassed individual named on the list is present in the building or in the rental unit with the intention or for purpose of meeting with or visiting the Tenant, for any reason, the Tenant shall immediately notify the Landlord so that the Landlord may take action to remove the person from the property.
7. For a period of 12 months following the issuance of this order, 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 5, 2026
Date Issued

Kyle Anderson
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.