



Amended Order
Order under Section 69 / 89
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-093533-25-AM

In the matter of: 314, 246 WESTWOOD RD
GUELPH ON N1H8J6

Between: Guelph Non-Profit Housing Corporation Landlord

And

Kaelen Granger Tenant

Guelph Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Kaelen Granger (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.

Guelph Non-Profit Housing Corporation (the 'Landlord') also applied for an order requiring Kaelen Granger (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 2, 2026.

The Landlord's Agent Julie Curran, Landlord's Legal Representative Peter Schroeder, Tenant Kaelen Granger, Tenant's Legal Representative Britney Rodgers, and the Tenant's support person Wendy Maci 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.

This amended order is issued to correct clerical errors in the order issued on March 10, 2026.

Agreed facts on consent:

1. The parties agree that the Tenant caused a fire in the rental unit, which resulted in damage to the residential complex.

2. The parties agree that the Landlord incurred damages as a result of this incident and that the Tenant will pay compensation toward those damages as set out below.
3. The Tenant agrees to remain connected to all current supports and treatment plans in order to support the successful continuation of the tenancy.
4. The Landlord agrees to waive the \$186.00 application filing fee.

It is ordered on consent that:

1. The tenancy shall continue provided the Tenant complies with the terms set out in this order.
2. The Tenant shall not seriously impair the safety of any person in the residential complex, including by causing or permitting a fire in the rental unit or residential complex.
3. When using the stove or oven, the Tenant shall not leave food unattended.
4. The Tenant shall remain connected to and participate in all current supports and treatment plans that are in place as of the date of this order.
5. The Tenant shall pay the Landlord \$10,000.00 as compensation for damages arising from the incident described above.
6. The Tenant shall pay the amount owing in paragraph 5 according to the following schedule:
 - \$5,000.00 on or before ~~May~~ **March** 3, 2026, and
 - \$5,000.00 on or before May 31, 2026.

7. Section 78 of the Residential Tenancies Act, 2006 (the “Act”) applies to this Order for a period of 36-months from the date this order is issued. If the Tenant fails to comply with any of the requirements in paragraphs 2, 3, ~~4 (four)~~, and 6 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

March 10, 2026
Date Issued

Kyle Anderson
Member, Landlord and Tenant Board

June 5, 2026
Date Amended

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.