



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011653-26

In the matter of: 7, 14 STEVENSON ST N
GUELPH ON N1E5A4

Between: Livehere Properties Landlord

And

Clement Ajatoye Tenant
Alisha Nolais

Livehere Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Clement Ajatoye and Alisha Nolais (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 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 2, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Janet Van Oordt, the Tenant and the Tenant's Support Joanne Mead participated in the mediation. The Tenant Alisha Nolais spoke on behalf of all Tenants and didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below starting June 3, 2026, to November 3, 2026, inclusive:
 - (a) The Tenant shall not engage in the following behaviours during the hours of 10:00pm to 7:00am daily; Yelling, screaming and making excessive noise during this time period.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay the \$186.00 filing fee on or before June 30, 2026.

June 9, 2026
Date Issued

Monique Browne
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.