



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-013716-26

In the matter of: 102, 18 VANSITTART AVE
WOODSTOCK ON N4S0A2

Between: Indwell Landlord

And

Adam Halashewski Tenant

Tracy Daichendt (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Halashewski (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 and the Tenant engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on June 4, 2026. The Landlord's Agent, Tracy Daichendt, Tammy Wilson and Natasha Luciani as Support for the Tenant and the Tenant were present.

The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent. I am satisfied that the parties understood the consequences of their consent.

Agreed fact:

- The Tenant acknowledges and agrees that they are not permitted to allow entry into the residential complex to any individual who has been identified as trespassed from the property.

On consent, it is ordered that:

1. The Application is amended to properly name the Landlord from Tracy Daichendt to Indwell.

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
3. For a period of twelve (12) months starting June 5, 2026, to June 4, 2027, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall refrain from engaging in any form of verbal abuse, threats, intimidation, or physical aggression toward any person at the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows:
 1. \$15.00 on or before the 1st day of each month starting July 1, 2026, through to and including May 1, 2026.
 2. A final payment of \$21.00 on or before June 1, 2027.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

June 10, 2026
Date Issued

Sarah Visnovec
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.