



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014976-26

In the matter of: 162 Youngfox Road
Blind River ON P0R1B0

Between: Algoma District Services Administration Board Landlord

And

Crystal Burmaster Tenant

Algoma District Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Burmaster (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, 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 application was scheduled to be heard on June 1, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Anna-Lisa Klockars, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Tenant agrees that Alexander Henderson will not attend the rental unit or complex as a result of an invitation from the Tenant.
2. In the event that there are concerns regarding the Tenant's tenancy, the Tenant agrees to work with a Tenant Support Worker.

On consent of the parties, it is ordered that:

1. Beginning June 1, 2026 and for the duration of the tenancy, the tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. Beginning June 1, 2026 and for the duration of the tenancy, the Tenant shall maintain the unit to ensure there are no fire safety concerns.
3. Beginning June 1, 2026 and for the duration of the tenancy, the Tenant shall not change or install any locking systems without the express permission and consent of the Landlord.
4. Beginning June 1, 2026 and for the duration of the tenancy, the Tenant shall not deny the Landlord access to the rental unit when provided with proper written notice in accordance with the *Residential Tenancies Act, 2006* (the 'Act').
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 through 4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before September 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 21, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026

Date Issued

Christine Leitch

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.