



Order under Section 94.7 / 94.15 Residential Tenancies Act, 2006

File Number: LTB-C-103592-25

In the matter of: 86 Windways Crescent
Kanata ON K2M2P4

Between: Lao Village Housing Co-operative Inc. Co-op

And

Brittany MacRae Co-op Member

Lao Village Housing Co-operative Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Brittany MacRae (the 'Co-op Member') because the Co-op Member's behaviour or the behaviour of someone visiting or living with the Co-op Member has seriously impaired the safety of another person and this behaviour occurred in the residential complex; and because the Co-op Member or someone visiting or living with the Co-op Member has wilfully damaged the member unit or the residential complex.

The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

Lao Village Housing Co-operative Inc. (the 'Co-op') applied for an order requiring Brittany MacRae (the 'Co-op Member') to pay the Co-op's reasonable out-of-pocket costs the Co-op has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex.

On May 20, 2026, the parties elected to participate in Board-facilitated mediation through the Tribunals Ontario dispute resolution portal with the assistance of Angela McLaughlin, a Mediator and Hearings Officer with the Landlord and Tenant Board.

The Co-op's Legal Representative, Joel Cross, and the Co-op Member's Legal Representative, Christelle Azzi, and the Co-op Member participated by videoconference on June 8, 2026.

The parties agreed to resolve the issues in the application and further agreed that an order on consent would be issued. As a result of the mediation, the hearing scheduled for July 7, 2026 is cancelled.

On consent, it is ordered that:

1. For a period of 12 months from the date of this order, the Co-op Member may continue to occupy the member unit on condition that the Co-op Member, another occupant, or any person permitted in the residential complex by the Co-op Member shall not:
 - i) Seriously impair the safety of another person in the member unit or the residential complex;
 - ii) Engage in yelling, screaming, threats, intimidation, harassment, abusive conduct or aggressive behaviour towards any member, guest, employee, contractor or board member of the Co-operative in the member unit or the residential complex;
 - iii) Wilfully cause undue damage to the member unit or the residential complex.
2. If the Co-op Member fails to comply with any condition set out in paragraph 1 of this order, the Co-op may apply to the Landlord and Tenant Board pursuant to section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act'), without notice to the Co-op Member, for an order to terminate the occupancy of the member unit and evict the Co-op Member. The Co-op must make this application no later than 30 days after the alleged breach.
3. On or before June 30, 2026, the Co-op Member shall pay \$186.00 to the Co-op for the cost of filing the application.
4. If the Co-op Member does not pay the Co-op the full amount owing on or before June 30, 2026, the Co-op Member will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Angela McLaughlin
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.