



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

File Number: LTB-L-014733-26
LTB-L-022186-26

In the matter of: 509, 195 HESPELER RD
CAMBRIDGE ON N1R0G4

Between: Home Concept Property Management Landlord

And

Robert Patrick Tenant

Home Concept Property Management (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Robert Patrick (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 scheduled to be heard by videoconference on June 4, 2026.

Peter Schroeder, Licenced Paralegal, represented the Landlord. The Tenant was present and self-represented. Leah Connor, Eviction Prevention Worker, attended as support for the Tenant.

Prior to the start of the hearing, and through private discussion, the parties resolved the application.

The parties also brought forward and resolved application LTB-L-022186-26, based on a second N5 notice because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The parties requested the LTB issue an Order on consent confirming their agreement to resolve both applications. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent to resolve both applications as set out in the Order below.

The hearing scheduled on July 2, 2026, for application LTB-L-022186-26 has been cancelled.

The parties agreed that:

- a. The Landlord will not pursue or require the Tenant to pay either of the application filing fees of \$186.00. These amounts have been waived.
- b. The Landlord will notify the Eviction Prevention Program should the Landlord file an L4 application due to a breach of this order through e-mail at epwr@waterlooregion.org.

On consent of the parties, it is ordered that:

1. The Tenant, occupants, or guests of the unit shall not make excessive noise at any time while on the residential complex, this includes but is not limited to, screaming, yelling, loud music, arguing and throwing objects.
2. The Tenant, occupants, or guests of the unit shall not tamper with entrance doors at the residential complex.
3. The Tenant, occupant, or guests of the unit shall not smoke any substances in any indoor area of the residential complex.
4. The Tenant, occupant, or guests of the unit shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, this includes but is not limited to, urinating in the common areas of the residential complex.
5. If, within a period of 2 years commencing from the date of the hearing, the Tenant fails to comply with any condition set out in 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.

June 10, 2026
Date Issued

Joanne Lolato
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.