



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023472-26

In the matter of: 411, 356 Dundas Street
London ON N6B 1V7

Between: Indwell Community Homes Landlord

and

Chelsea Provost-Newman Tenant

Indwell Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsea Provost-Newman (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 parties attended a Hearing scheduled on June 10, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Dan Hunter and the Tenant's non-legal Representatives Felipa Redekop and Darlene Zaifman-Guslits (both from the organization Street Level Women at Risk) participated in the mediation. The Tenant's Representatives had a letter of authorization to represent the Tenant at today's hearing and that letter was uploaded to the Tribunals Ontario Portal. Neither the Tenant nor the Tenant's Representatives received legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed facts:

- 1) There may be issues with the Landlord's application (L2), the Notice to End Tenancy (N5 Notice), and/or service of the N5 Notice that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The Tenant will continue to actively seek treatment for addiction and mental health issues, and will attend anger management sessions with the John Howard Society.

- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The application is amended to:
 - a) Correct the name of the Landlord to Indwell Community Homes;
 - b) Under Reasons to End Tenancy, to add a check beside "Notice N5", and;
 - c) Change the date of termination to February 10, 2026.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. For a period of one year, starting June 10, 2026 and ending June 9, 2027, the Tenant, another occupant of the rental unit, or the Tenant's guests shall not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically, the Tenant or another occupant or guest of the Tenant's rental unit shall not engage in the behaviours described in the N5 Notice of Termination dated January 19, 2026 by:
 - a) Not permitting anyone access to the residential complex who is not allowed there per Notices of Trespass;
 - b) Not engaging in assaultive or threatening or racist language or behaviour, and;
 - c) Taking reasonable steps to ensure that the rental unit is kept safe from fire.
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 pay to the Landlord \$186.00 for the cost of filing the application in the following manner:

Date Payment Due	Amount of Payment
August 1, 2026	\$15.50
September 1, 2026	\$15.50
October 1, 2026	\$15.50
November 1, 2026	\$15.50
December 1, 2026	\$15.50
January 1, 2027	\$15.50
February 1, 2027	\$15.50
March 1, 2027	\$15.50
April 1, 2027	\$15.50
May 1, 2027	\$15.50
June 1, 2027	\$15.50
July 1, 2027	\$15.50

6. This order is in full and final settlement of this application.

June 15, 2026
Date Issued

Denise Hannivan
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.