



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015283-26
LTB-L-034827-26

In the matter of: C, 45 SUSSEX ST
SMITHS FALLS ON K7A 4V9

Between: Lanark County Housing Corporation Landlord

and

Alexandra Normand Tenant

Lanark County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandra Normand (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 for the L2 application (LTB-L-015283-26) on June 3, 2026 by videoconference.

The Landlord's Agents Renee Henderson and Tamara Baldwin, and the Tenant engaged in private settlement discussions on the day of the hearing. The Landlord's other L2 application (LTB-L-034827-26) was brought forward on consent of the parties. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice regarding these applications.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) There may be issues with the service of the Notice to End Tenancy (N5 Notice) for the Landlord's second L2 application (LTB-L-034827-26) 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 Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord and the Tenant will make their own arrangements for the payment of this cost.
- 3) The Landlord will conduct a reinspection of the rental unit on July 3, 2026 with proper notice to the Tenant.

- 4) Additionally, the Landlord conducts fire inspections of rental units twice each year with proper notice to the tenants.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or before July 3, 2026, the Tenant shall:
 - a) Clear a pathway to all rooms and exits in the rental unit. These pathways will be at least thirty-six inches (36") wide;
 - b) Clear all items from around all heat sources in the rental unit, which include the furnace, hot water heater, electrical panel, and stove;
 - c) Ensure that nothing is placed on top of or around all heat sources in the rental unit, and;
 - d) Clear the yard of the rental unit of all excess garbage and discarded items.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. This order is in full and final settlement of both applications.

June 16, 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.