



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-039749-26

In the matter of: 532 Queen Street
Dunnville ON N1A 1J4

Between: Haldimand Norfolk Housing Corporation Landlord

And

Lauren Cowell (nee Ford) Tenant

Haldimand Norfolk Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lauren Cowell (nee Ford) (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.

Haldimand Norfolk Housing Corporation (the 'Landlord') also applied for an order requiring Lauren Cowell (nee Ford) (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on June 18, 2026.

The Landlord's Agent, Tricia Feist, and the Tenant attended the hearing. At the hearing, the parties reached a consent. We are satisfied that they understood the consequences of their consent.

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. The Tenant shall pay to the Landlord \$843.51. This represents water/wastewater arrears to June 30, 2026, and the Landlord's filing fee of \$186.00.
3. The Tenant shall pay the amount set out in paragraph two in accordance with the following schedule:
 1. For five months starting July 1, 2026, to November 1, 2026, the Tenant shall pay \$140.00 to the Landlord on or before the first of every month.

2. On or before December 1, 2026, the Tenant shall make a final payment to the Landlord of \$143.51.
4. For two years, from July 1, 2026, to June 30, 2028, the Tenant shall pay any new water/wastewater bill to the Landlord within 30-days of the issue date of the bill.
5. If the Tenant fails to comply with the conditions set out in paragraphs 3 and 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.

June 26, 2026
Date Issued

Kristina Klein
Member, Landlord and Tenant Board

Amanda Kovats
Member, 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.