



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

File Number: LTB-L-031312-26

In the matter of: B2, 149 BIRCH ST S
TIMMINS ON P4N2A8

Between: AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. Landlord

And

JENNIFER BOUCHARD HARJU Tenant

AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JENNIFER BOUCHARD HARJU (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.

The application was heard by videoconference on June 22, 2026. The Landlord's legal representative Deborah Shewman and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee.

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 in paragraphs 2, 3, and 4 starting June 22, 2026 and continuing to June 21, 2027.
2. The Tenant shall not smoke tobacco or marijuana in the rental unit and the Tenant shall ensure that their guests do not smoke tobacco or marijuana in the rental unit.
3. The Tenant shall not create any excessive noise in the residential complex and the Tenant shall ensure that their guests do not create any excessive noise in the residential complex.

4. The Tenant shall not bang on the windows or doors of rental units in the residential complex and shall ensure that their guests do not bang on the windows or doors of the rental units in the complex.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, or 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 29, 2026
Date Issued

Sandra Sabourin
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.