



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019220-26

In the matter of: 201, 80 HILLSIDE DR N ELLIOT LAKE ON P5A1X4

Between: Algoma District Services Administration Board Landlord

and

Jan Wilen Tenant

Algoma District Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Jan Wilen (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

This application was scheduled to be heard by videoconference on June 18, 2026. Instead, the Tenant, the Tenant's Legal Representative Nuala Kenny and the Landlord's Agent engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Tenant agrees to terminate the tenancy and shall vacate and surrender possession of Unit 201, 80 Hillside Drive North, Elliot Lake, Ontario, on or before July 31, 2026. The Tenant shall return all keys, fobs, and other means of access to the Landlord upon vacating the unit
2. If the Tenant secures alternative accommodation and vacates the rental unit before July 31, 2026, the Landlord agrees to cooperate in facilitating an early move and shall apply any lawful rent credits or last month's rent deposit in accordance with the Residential Tenancies Act, 2006.
3. The Landlord agrees to provide reasonable assistance with moving expenses, subject to mutual agreement regarding the nature and amount of such assistance.
4. Upon compliance with the terms of this agreement and the Tenant vacating the unit on or before July 31, 2026, the tenancy shall be terminated and the Landlord shall take no further steps arising from the matters addressed in the application, except as permitted by law.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated July 31, 2026, at the latest.

2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
4. For the duration of the tenancy, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall comply with the terms of the tenancy agreement and the Residential Tenancies Act, 2006.
5. The Tenant, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not engage in conduct that substantially interferes with the reasonable enjoyment of the residential complex by other tenants or occupants. Such conduct includes, but is not limited to:
 - yelling, screaming, fighting, or swearing;
 - creating disturbances in the rental unit or common areas of the building;
 - causing noise disturbances at any time of the day or night; and
 - climbing or permitting others to climb privacy fences or otherwise gain unauthorized access to the rental unit.
6. The Tenant, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not harass, intimidate, threaten, contact, or otherwise interfere with any witnesses identified in the Landlord's evidence package filed with and disclosed for the Landlord and Tenant Board proceeding.
7. If the Tenant fails to comply with the conditions set out in paragraph 4 or 5 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.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Lindsay Phomin
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.