



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021060-26

In the matter of: 109, 1225 HEENAN PL
KENORA ON P9N2Y6

Between: Kenora District Services Board Landlord

And

Alan Wonacott Tenant

Kenora District Services Board (the 'Landlord') applied for an order to terminate the tenancy and evict Alan Wonacott (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 23, 2026.

The Landlord's agent Nicki Zilkains, Landlord's legal representative Ryan Paul, and the Tenant's legal representative Erin O'Hara attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

Agreed Facts:

1. The Tenant is a person with disabilities for which he requires ongoing medical, mental health, and community support services.
2. Since the L2 application was filed, the Tenant has made significant and consistent efforts to engage with appropriate services and has provided regular updates to the Landlord on these efforts.
3. The Landlord has referred the Tenant to its Housing Supports program through the Integrated Community Case Manager ("ICCM") and is actively engaging with the Tenant through this program on a regular basis.
4. The parties are jointly committed to protecting the health and safety of all tenants at 1225 Heenan Place, and that to this end:
 - The Tenant undertakes to regularly engage with his current support services and to pursue all reasonable recommendations/referrals provided by these services;

- The Tenant undertakes to resolve any tenancy-related issues/concerns directly with his designated ICCM. In the event that an issue requires urgent attention outside of business hours, the Tenant will phone the Integrated Social Services Manager; and
 - The Landlord undertakes to continue its regular support of the Tenant through its ICCM and to respond to housing and tenancy-related concerns through this channel.
5. Nothing in this consent limits the right of the Landlord to bring any other application available under the *Residential Tenancies Act* (the Act), including a fresh application based on conduct occurring after the date of this Order.

On consent of the parties, it is ordered that:

6. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
7. Beginning immediately, and up to June 30, 2027, the Tenant shall not interact with Francois Wilcott while on the premises of 1225 Heenan Place (Trillium), Kenora, Ontario. For greater certainty, this condition does not prohibit incidental, unavoidable contact nor does it prohibit friendly and neighbourly greetings or gestures that arise in the ordinary course of residing in the same residential complex. Otherwise, the Tenant shall not initiate communication with, approach, or engage Francois Wilcott while on the premises 1225 Heenan Place.
8. If the Tenant fails to comply with the conditions set out in paragraph 7 of this order, the Landlord may apply under section 78 of 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.
9. Should the Landlord file an application pursuant to section 78 of the Act, the Landlord shall:
- Notify the Tenant, at its earliest convenience, that the Landlord has been made aware of an issue regarding the Tenant's tenancy, and is commencing an investigation;
 - Notify the Tenant that an application under section 78 of the Act may be initiated prior to the conclusion of their investigation;
 - Investigate any allegations against the Tenant;
 - Provide the Tenant with the opportunity to respond to all allegations; and
 - Provide the Tenant with the results of any investigation in writing.

June 26, 2026
Date Issued

Brett Lockwood
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.