

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

Citation: Kingston & Frontenac Housing Corporation v Hilliard-Bienias, 2024 ONLTB 22857

Date: 2024-03-26

File Number: LTB-L-048633-23

In the matter of: 20, 28 CLIFF CRES
KINGSTON ON K7M1A8

Between: Kingston & Frontenac Housing Corporation Landlord

And

Chelsey Laurie Hilliard-Bienias Tenants
Jocelyn Isaacs

Kingston & Frontenac Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsey Laurie Hilliard-Bienias and Jocelyn Isaacs (the 'Tenants') because:

- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.
- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or 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 March 18, 2024.

The Landlord's Legal Representative, Nicola Diak and the Landlord's Agent, Patricia Price and the Tenant, Chelsey L. Hilliard-Bienias and Tenant Duty Counsel, Sara Ho attended the hearing.

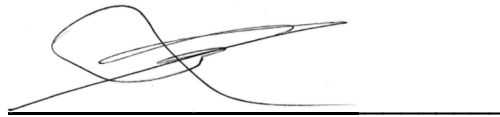
At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant and/or any guests thereof, shall refrain from possessing and/or storing any illegal drugs and/or narcotics for the purposes of trafficking, within their residential unit and/or the residential complex.

2. The Tenant hereby agrees that Mr. Joshua Serson shall not be permitted within the residential complex and/or the Tenant's rental unit at any time during the terms of this order.
3. This order and the terms herein are in effect for a period of one year commencing March 19, 2024 through to March 18, 2025.
4. Section 78 of the Residential Tenancies Act (the "Act") applies to this Order. If the Tenant fails to comply with the conditions as set out in paragraphs 1 or 2 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.
5. The Tenant shall pay the Landlord \$186.00 for the filing of this application. This payment shall be made on or before April 30, 2024.

March 26, 2024
Date Issued



Ilan Shingait
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.