



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

**File Number:** NOL-44121-21

**In the matter of:** 204, 166 LOUIS STREET  
SUDBURY ON P3B2H3

**Between:** Greater Sudbury Housing Corporation

Landlord

**and**

Owen Brohart

Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Owen Brohart (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.

This application was heard in Passcode: 988 4914 7021# on January 10, 2022. The Landlord's representative Francine MacMillan attended the hearing.

**Determinations:**

1. On September 13, 2021 a guest of The Tenant's was captured on video surveillance laying on the floor in the hallway kicking and causing damage including holes in the wall. The cost to repair the damage was \$650.00. Later that same day, the Tenant's guest threatened another tenant who resides in the residential complex.
2. I find a person permitted in the residential complex by the Tenant caused damage and substantially interfered with the reasonable enjoyment of the residential complex.
3. Considering the fact it was guest of the Tenant's who committed these acts, I find it appropriate to grant relief from eviction with conditions.

**It is ordered that:**

1. The Tenant, an occupant of the rental unit or any person the Tenant permits into the residential complex shall not substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant for the next twelve consecutive months.

2. In the event the Tenant fails to comply with the conditions as set out in paragraph 1 of the order, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 24, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 25, 2022 at 2.00% annually on the balance outstanding.



---

Greg Joy  
Member, Landlord and Tenant Board

**January 13, 2022**  
**Date Issued**

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.