



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

**Citation:** Ottawa Community Housing Corporation v Ringuette, 2023 ONLTB 31464

**Date:** 2023-04-18

**File Number:** LTB-L-024894-22

**In the matter of:** 407, 280 ROCHESTER ST  
OTTAWA ON K1R7S4

**Between:** Ottawa Community Housing Corporation Landlord

**And**

Nelson Ringuette Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nelson Ringuette (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 by videoconference on April 4, 2023. The Landlord's representative Laura Clark, and the Tenant's representative Eric Cabana, attended the hearing. The Tenant's representative attempted to contact the Tenant regarding this hearing but the Tenant did not respond.

**Determinations:**

1. The Tenant has failed to provide the Landlord with proof of insurance. Brigitte Bouliann, the Landlord's support worker for tenants, testified that she has met with the Tenant and has sent two letters to the Tenant regarding this issue and the Tenant has failed to comply.
2. The Landlord's representative agreed to provide the Tenant until May 15, 2023 to provide proof of insurance. Should the Tenant fail to do so, the tenancy can be terminated under section 78 of the Residential Tenancies Act as set out below.

**It is ordered that:**

1. The Tenant shall provide the Landlord with proof of insurance on or before May 15, 2023.
2. In the event the Tenant fails to comply with the condition set out in paragraph 1, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this

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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. The total amount the Tenant owes the Landlord is \$186.00.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 30, 2023 at 6.00% annually on the balance outstanding.

**April 18, 2023**

**Date Issued**

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**Greg Joy**

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.

