



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

Citation: District Realty In Trust v Anderton, 2023 ONLTB 28524

Date: 2023-04-03

File Number: LTB-L-023972-22

In the matter of: 804, 199 HOLLAND AVE
OTTAWA ON K1Y0Y3

Between: District Realty In Trust Landlord

And

Lee Anderton Tenant

District Realty In Trust (the 'Landlord') applied for an order to terminate the tenancy and evict Lee Anderton (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 March 22, 2023.

The Landlord's Representative Al Martin and the Tenant attended the hearing. The Tenant declined the opportunity to speak with tenant duty counsel. At the hearing, the parties consented to the following order.

It is ordered that:

1. The Tenant shall not to repeat any of the incidents which gave rise to the first and second N5 notices.
2. The Tenant shall not alter the locking mechanism at the rental unit without the written consent of the Landlord.
3. In the event that the Tenant breaches clauses 1 or 2 as set out herein, the Landlord may apply for termination of the tenancy pursuant to section 78 of the Residential Tenancies Act, 2006 within 30 days of any breach.

April 3, 2023

Date Issued

Peter Nicholson

Member, Landlord and Tenant Board

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

