



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

Citation: Algoma District Services Administration Board v Casey, 2022 ONLTB 13599

Date: 2022-11-30

File Number: LTB-L-010947-22

In the matter of: 108, 5 Robinson St
Bruce Mines ON P0R1C0

Between: Algoma District Services Administration Board Landlord

And

Erin Casey Tenant

Algoma District Services Administration Board (the 'Landlord') (ADSAB) applied for an order to terminate the tenancy and evict Erin Casey (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on October 27, 2022.

The Landlord's representative, V. Roberts, and the Tenant attended the hearing. The Tenant was assisted by S. Mizuka, Canadian Mental Health Association.

It is ordered that:

1. For the duration of the tenancy, the Tenant shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. This includes but is not limited to:
 - A) confronting or threatening anyone (other tenants and their guests, ADSAB staff, contractors, or emergency staff for example) on the premises,
 - B) using offensive or degrading towards anyone on the premises,
 - C) pacing in the hallways or outside the building at all hours of the night,
 - D) removing any signage from the ADSAB bulletin board.
2. The Tenant shall continue to follow the Community Treatment Plan (CTP that was recently put in place and consent to allow communication between ADSAB and a member of her CTO team as required to confirm that the Tenant is in compliance with the CTP.

3. The Tenant consents to ADSAB providing her CTO team with a copy of this order.
4. The Tenant shall submit any maintenance requests by completing a Maintenance Request Form and submitting it to the Tenant support Worker.
5. The Tenant shall submit any complaints by completing a Tenant Complaint Form and submitting it to the Tenant Support Worker.
6. The Tenant shall work with the Tenant Support Worker by meeting with her as required by ADSAB (to deal with maintenance requests or complaints, for example).
7. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
8. If the Tenant does not pay the Landlord the full amount owing on or before January 2, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 2, 2023 at 4.00% annually on the balance outstanding.
9. Section 78 of the *Residential Tenancies Act, 2006* applies to paragraph 1 of this order. If the Tenant fails to comply with paragraph 1 of this order, the Landlord may, without notice to the Tenant, apply to the Board for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant fails to comply.

November 30, 2022

Date Issued

Egya Sangmuah

Vice Chair, 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.

