



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-092475-25-SA

In the matter of: 11, 214 11TH AVE
HANOVER ON N4N2R1

Between: Grey County Housing Landlord

And

Alicia Cox Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Cox (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 6, 2025 with respect to application LTB-L-036946-25.

The Landlord's application was resolved by order LTB-L-092475-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-092475-25.

This motion was heard by videoconference on December 18, 2025.

The Landlord's agent Michael Macleod and the Tenant's representative Dawn Lafonte attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

The parties agreed that:

1. The Tenant will continue to engage with Canadian Mental Health Association supports to assist with the rental unit and getting it into a reasonable state of cleanliness.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-092475-25, issued on November 12, 2025, is granted.
2. Order LTB-L-092475-25, issued on November 12, 2025, is set aside and cannot be enforced.

3. The previous order issued on August 6, 2025 with respect to LTB-L-036946-25 is amended by deleting all the terms of that order and replacing them with the following terms:
4. No later than March 1, 2026 the Tenant shall ensure her rental unit is in a state of ordinary cleanliness, and is free from clutter (including garbage, debris, hazardous or combustible material), and ensure that any entrances or exits in the rental unit are not obstructed.
5. For the period from December 18, 2025 to December 18, 2026 the Tenant shall not:
 - a) Post derogatory notes about other residents of the residential complex in the front door of the Tenant's rental unit.
 - b) Play music, slam doors or yell inside the rental unit at an excessively loud level to the extent that it disturbs other residents in the building and shall not permit any of the tenants, guests or occupants to do so.
 - c) Dispose of their household garbage anywhere except by placing it in the garbage receptacle located inside the garbage room in the residential complex.
6. If the Tenant fails to comply with the conditions set out in paragraphs. Four or five. The Landlord may apply under section 78 of the Residential Tenancies Act, 2006, (the 'Act') For an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 7, 2026
Date Issued

Julie Broderick
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.