



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078430-25

In the matter of: 304, 208 YEOMANS ST
BELLEVILLE ON K8P 3Y4

Between: KLMM Holdings Inc.
c/o Pinnacle Property Management

Landlord

and

David Hedger

Tenant

KLMM Holdings Inc. c/o Pinnacle Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict David Hedger (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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 December 18, 2025.

The Landlord's legal representative Ian Macinnis, Tenant and his counsel Brittany Prytulka 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, and specifically the Tenant understood that the tenancy would be terminated if he fails to comply with the terms of this consent order.

Agreed Facts:

1. Compliance with terms of this order are to be determined by the Belleville Fire and Emergency Services and Tenant agrees to be bound by its determination.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. For the 12-month beginning December 18, 2025 and ending December 17, 2026, the Tenant shall:
 - (a) Not keep excessive combustible materials in the rental unit that create a fire risk;
 - (b) Keep clear pathways of access and egress throughout the rental unit; and
 - (c) Not place any items on or near the baseboard heaters in the rental unit;
3. The Tenant shall allow the Landlord and its staff to inspect the rental unit once every 60 days to ensure compliance with this order on giving lawful 24-hour notice of entry.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 of this consent order, 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application according to the following schedule:

Payment Date	Payment Amount
March 1, 2026	\$46.50
April 1, 2026	\$46.50
May 1, 2026	\$46.50
June 1, 2026	\$46.50

6. If the Tenant does not pay the Landlord any of the amounts set out in paragraph 5 by the deadlines set out in paragraph 5, the Tenant will start to owe interest. This will be simple interest calculated from the day following default at 4.00% annually on the balance outstanding.
7. This order resolves all issues raised in the application to the date of this hearing.

January 9, 2026
Date Issued

 Nersi Makki
 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.