



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077166-25

In the matter of: 33, 5756 FERRY ST
NIAGARA FALLS ON L2G1S7

Between: CAC Construction and Management Inc. Landlord

And

Bobby Mathieson Tenant

CAC Construction and Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bobby Mathieson (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.

Mediation was held on December 16, 2025. The following parties participated in the mediation: The Landlord's representative, Judith Callender, the Landlord's agent, Linda Bissell, the Tenant, Bobby Mathieson and the Tenant's support, Jamie Macdonald.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that:
 - a) For a period of 18 months starting January 17, 2026 to June 16, 2027 inclusive, the Tenant shall thoroughly clean and declutter the unit and maintain the unit in a reasonable state of cleanliness.
 - b) For a period of 18 months starting January 17, 2026 to June 16, 2027 inclusive, the Tenant shall remove garbage, excessive belongings and eradicate the strong cat odour and maintain the unit in a reasonable state of cleanliness.
 - c) For a period of 18 months starting January 17, 2026 to June 16, 2027 inclusive, the Tenant agrees that once served with proper notice of entry, the Tenant shall ensure that neither they nor their occupant or guest do not deny access to the unit or otherwise impede the Landlord's ability to conduct an inspection of the unit after January 17, 2026.
2. On or before April 15, 2026, the Tenant shall also pay to the Landlord \$265.55, which represents out of pocket expenses the Landlord incurred.

3. If the Tenant fails to comply with the conditions set out in paragraph **1** or **2** of this 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.
4. On or before April 15, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing in paragraph 4 on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Rolland Roopchand
Hearings Officer, 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.