



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077278-25

In the matter of: 204, 980 ST LUKE RD
WINDSOR ON N8Y4Y8

Between: St. Luke Terrace Nonprofit Housing Landlord

And

Charity Wellman Tenant
Paul Bryan

St. Luke Terrace Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Charity Wellman and Paul Bryan (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, Cameron Parrot and, the Tenant.

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 Tenants is resolved on the condition that:
 - a) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, when served with a notice of entry the Tenant shall not refuse access to the unit for the purpose of pest control treatments.
 - b) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, when served with a notice for pest control treatment, the Tenant shall properly prepare the unit in accordance with the instructions provided.
2. If the Tenant fails to comply with the conditions set out in paragraph **1** 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.
3. On or before March 15, 2026 the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

January 8, 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.