



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081908-25

In the matter of: 15 WILSON CRT
STRATFORD ON N5A2G3

Between: Perth and Stratford Housing Corporation Landlord

And

Jillian Hunt Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jillian Hunt (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 Landlord also applied for an order requiring the Tenant to pay the out-of-pocket expenses that the Landlord has incurred or will incur as a result of the interference.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's agent, Leah White, the Tenant and the Tenant's legal representative James Hildebrand attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.
2. The parties also agree that the Tenant shall pay to the Landlord the sum of \$565.00 for the cost of a lot clean-up.

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:

- For the period beginning December 17, 2025, through to December 17, 2026, the Tenant shall abide by the city of Stratford's maintenance bylaws and all other bylaws applicable to the rental unit.
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. The Tenant shall pay to the Landlord the sum of \$751.00 on or before December 17, 2026. This amount represents:
 - \$186.00 for the application filing fee; and
 - \$565.00 for the cost of a lot clean-up.
 4. If the Tenant does not pay the Landlord the full amount owing on or before December 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 18, 2026 at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Britney Sooknanan
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.