



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-067860-25

In the matter of: N/A, 1145 11TH AVE E
OWEN SOUND ON N4K5Y7

Between: Grey County Housing Landlord

And

Amanda Zacher Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Zacher (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 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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

This application was scheduled to be heard by videoconference on December 15, 2025. The Landlord's agent, Michael Macleod and the Tenant 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 \$484.05 for the cost of repairing a broken window.

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:
 - The Tenant shall not engage in any illegal conduct on the Landlord's property specifically in relation to illegal drugs.
 - The Tenant shall return the rental unit, both the interior and exterior, to a reasonable state of cleanliness by February 1, 2026 and this will be maintained for a 13 month period to February 2027.
 - The Tenant shall refrain from smoking in the rental unit for the duration of the tenancy.
 - Until February 2027, upon the Landlord providing the appropriate notice to the Tenant, the Tenant shall allow the Landlord to enter the rental unit to conduct periodic inspections once every 3 months.
2. If the Tenant fails to comply with any of 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 \$670.05. This amount represents:
 - \$186.00 for the application filing fee; and
 - \$484.05 for the cost of maintenance and repair of a broken window.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 of this order in accordance with the following schedule:
 - a. Payments of \$50.00 on or before the 22nd day of each month starting January 22, 2026, and continuing each month until January 22, 2027; and
 - b. A final payment of \$20.05 on or before February 22, 2027.
5. If the Tenant does not make any of the required payments in full and by the applicable deadline, the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

January 9, 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.