



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077620-25

In the matter of: 1503, 2935 RICHMOND RD
OTTAWA ON K2B8C9

Between: 2935 Richmond Road Ltd Landlord

And

Carlton Kettles Tenants
Brittney Miron

2935 Richmond Road Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Carlton Kettles and Brittney Miron (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's representative, Carrie Aylwin and the Tenants attended the hearing and participated in 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 Tenants shall reimburse the Landlord those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below:
 - For a period of 12 months commencing January 1, 2026, through to December 1, 2026, the Tenants shall ensure that the care and control of their dog on the residential complex is managed in the following manner:
 - a. The Tenants shall ensure that their dog does not engage in aggressive behaviour including growling or lunging in the common areas of the residential complex with lunging being defined as a deliberate and aggressive forward charge towards a person or animal;

- b. The Tenants shall ensure that the muzzle or restraints for their dog are not removed in the common areas of the residential complex;
 - c. The Tenants shall ensure that their dog is leashed at all times and under their full control in the common areas of the residential complex; and
 - d. The Tenants shall ensure that while on the residential complex, the control and handling of their dog shall lie solely with them and they shall not permit any other parties to have care and control of their dog including but not limited to, Christopher Chituras.
2. If the Tenants fail 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 Tenants. 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 Tenants.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before February 28, 2026.
4. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 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.