



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074252-25

In the matter of: LOWER, 84 LAURIS AVE
CAMBRIDGE ON N1R5L4

Between: ANNEMARIE BARTELS Landlord

And

JAMES KELLUM Tenant
SYLVIE STONGE
KEETH RUTHERFORD

ANNEMARIE BARTELS (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES KELLUM, SYLVIE STONGE and KEETH RUTHERFORD (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;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 5, 2026.

The Landlord's representative Damian Cordaie and the Tenant James Kellum attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. The Tenants, their guests, and occupants of the unit shall not smoke in the unit or around the unit's doors, entrances, or windows.
3. The Tenants, their guests, and occupants of the unit shall not harass or interfere with the prospective tenants who are going to move in upstairs.
4. The Tenants, their guests, and occupants of the unit shall not permit Corey Price on the property.
5. The Tenants, their guests, and occupants of the unit shall do their laundry on Wednesdays after 7:00pm and/or on Saturdays.
6. If the Tenants fail to comply with the conditions set out in 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.

January 12, 2026

Date Issued

Dale Whitmore

Member, 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.