



January 8, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-078757-25

In the matter of: 16, 235 QUIGLEY RD
HAMILTON ON L8K5M8

Between: Interrent Holdings Manager LP Landlord

And

Linda Jervis Tenant

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Jervis (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

This application was heard by videoconference on December 18, 2025.

The Landlords Legal Representative Daniel Abraham and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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 for the period from December 18, 2025, to November 17, 2026
2. The Tenant agrees not to store bricks or construction materials at the front of the rental unit.
3. The Tenant agrees not to store Tires in the front of the rental unit.
4. The Tenant is not to store children's toys or recreational items in the front of the rental unit or on the driveway that blocks the ingress or egress of the driveway.
5. The Tenant agrees not to store bins or bags in front of the residential unit except on the day before or after a normal garbage pickup.

6. The Tenant agrees not to store yard waste except on the day before or after normal garbage pickup.
7. The Tenant agrees not to have any items in the common areas of the greenspace behind the rental unit.
8. The tenant agrees any items stored in the rear yard shall be organized as to allow for safe egress and ingress.
9. The Landlord is waiving the \$186.00 application filing fee.
10. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 #6 #7 #8 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.

January 8, 2026
Date Issued

Jennifer Buckminster
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.