



January 8, 2026

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

File Number: LTB-L-077137-25

In the matter of: 602, 220 PERRY ST
WHITBY ON L1N9H6

Between: Canadian Mental Health Association Durham Landlord

And

Colleen Conlisk Tenant

Canadian Mental Health Association Durham (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Conlisk (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 16, 2025.

The Landlords Legal Representative Elizaveta Povargo 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 set out below.
2. On or before January 15, 2026, the Tenant shall restore the rental unit to a state of ordinary cleanliness which includes:
 - a) Removing all garbage and recycling from the rental unit on a regular basis to prevent pest attraction.
 - b) Properly storing all food in the rental unit and not leaving open food out as to not attract pests.
 - c) Ensuring dirty dishes are taken care of on a regular basis as to not attract pests.

- d) Cleaning all surfaces throughout the unit, including but not limited to kitchen counters, tabletops, and cupboards.
 - e) Keeping the stove area clean and free of inflammable items such as food packaging, as to not pose a fire hazard.
 - f) Cleaning the living room carpet on a weekly basis.
 - g) Cleaning the floors throughout the unit and keeping them free from tripping hazards such as garbage, clutter, garbage bags or boxes.
- 3. The Tenant shall maintain the unit in a state of ordinary cleanliness as outlined above for the period of one year between January 15, 2026, through December 15, 2026.
 - 4. The Tenant consents to monthly inspections by the landlord (CMHA) for a period of one year between January 15, 2026, through December 15, 2026.
 - 5. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 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.
 - 6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
 - 7. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 01, 2026, at 4.00% annually on the balance outstanding.

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.