



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-090160-25

In the matter of: 207, 350 REGINA ST N
WATERLOO ON N2J3B7

Between: B.I.A. INVESTMENTS INC. Landlord

And

JAIDEN EIDT Tenant

B.I.A. INVESTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JAIDEN EIDT (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, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 7, 2026. The Landlord's Agent, Marissa Mansz, Represented by Brittany Colley, and the Tenant, Represented by Jessa McAuliffe, and supported by Kyla Seguin, Levi Beaton, Kristen Atkinson, attended the hearing.

Agreed Facts:

1. The parties agree that a written accommodation agreement and plan between the parties was submitted into evidence (Doc-7100292).

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the duration of the tenancy:
 - [A] If the Landlord discovers pet urine or feces or any items / containers containing pet feces or urine, the Landlord shall notify the Extend-A-Family, Waterloo Region ('EAFWR'), Coordinator and the Tenant withing 24 hours of their finding.
 - [B] Within 24 business hours of the notification noted in [A] (above) to the EAFWR Coordinator and the Tenant, the Tenant shall remove any pet urine or feces and any items / containers containing pet urine or feces must be properly disposed of those within an approved garbage receptacle.
 - [C] If the Landlord discovers the breach noted in [A] (above) on a weekend or statutory holiday, the 24-business hour period begins at the beginning of the next business day so that the EAFWR Coordinator can assist with a resolution.
3. The Landlord is to provide proper written 24-hour Notice of Entry prior to inspection of the Tenant's rental unit to the Tenant and the EAFWR Coordinator.
4. If the Landlord intends to allege a breach and file an L4 application for termination of the tenancy with the LTB, the Landlord shall notify, in writing, the Tenant and the Tenant's EAFWR Coordinator of the Landlord's intention. The Tenant shall be given 48 business hours to rectify the breach prior to filing an application with the Board.
5. On or before January 31, 2026, the Tenant shall also pay \$248.83 for the Landlord's reasonable out-of-pocket expenses for the costs of repairing damage to the rental unit caused by the Tenant.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 5 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.
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 1, 2026, at 4.00% annually on the balance outstanding.

January 16, 2026
Date Issued

Jane Dean
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.