



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087694-25

In the matter of: 446 ST VINCENT ST S
STRATFORD ON N5A2Y4

Between: Perth and Stratford Housing Corporation Landlord

And

Meghan Handy Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Meghan Handy (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 application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Agent Tina Ritsma and the Tenant, Meghan Handy were present. The Tenant didn't speak with Tenant Duty Counsel.

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

It is ordered on consent that:

1. For a period of twelve months, Starting January 8, 2026 until December 8, 2026, the Tenant, another occupant of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically:
 - a) The Tenant and occupants shall provide access to the unit for scheduled inspections every other Thursday, as agreed upon by the parties.
 - b) On inspection days (every other Thursday), all items must be removed from the floors of the upstairs bathrooms. Any items left on the floor may be discarded.
 - c) Any animal feces within the unit must be promptly and properly cleaned and disposed of in a sanitary manner.
 - d) The Tenant and occupants must promptly notify the Landlord of any incidents or conditions that may cause damage to the unit, including but not limited to flooding, leaks, or other emergencies.

- e) No food waste shall be kept in bedrooms or other living areas.
 - f) The stove and kitchen surfaces must be kept clear of food waste and debris.
 - g) Garbage must be properly bagged and disposed of in designated receptacles.
 - h) The baseboards heaters must be kept clear at all times, with a clearance of at least 1 foot.
 - i) All walking paths throughout the unit must remain unobstructed to ensure safety and accessibility and have a clearance of 1 meter.
 - j) No appliances, such as washers or dryers, should be stored or utilized on the front porch or backyard.
 - k) A 3 foot clearance shall be kept around the furnace at all times to allow for fire safety and maintenance.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
3. The filing fee of \$186.00 will be paid by the Tenant on or before January 7, 2027.

January 13, 2026

Date Issued

Monique Browne

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.