



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081234-25

In the matter of: 1, 108 CHERRY ST
KINGSTON ON K7K3W8

Between: Crista Thor Landlord

And

Yvonne Brownlee Tenant
William Brownlee

Crista Thor (the 'Landlord') applied for an order to terminate the tenancy and evict Yvonne Brownlee and William Brownlee (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Lorrie McCullough, the Landlord Agent, Kristen Tuer, the Tenant Duty Counsel support person, William Florance, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Landlord will inspect the unit every 2 months and will provide the Tenant lawful notice prior to entry.
- B. Should the Landlord find the unit not in a state of ordinary cleanliness, the Landlord will only give the Tenant **1 warning** for the duration of this consent order. The Tenant will be given **3 weeks** to remedy the issue(s) after the warning has been given before the Landlord files an application under section 78 of the *Residential Tenancies Act, 2006* (the 'Act').

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. The Tenant shall:
 - i. Bring the unit to a state of ordinary cleanliness, on or before **March 31, 2026**; and
 - ii. Maintain the unit in an ordinary state of cleanliness for a period of 12 months, from **April 1, 2026 to March 31, 2027**.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before **March 31, 2026**, the Tenant will start to owe interest. This will be simple interest calculated as per the *Courts of Justice Act*.

January 13, 2026
Date Issued

Monica Dairo
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.