



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

File Number: LTB-L-068481-25

In the matter of: 108, 165 COLBORNE AVE
RICHMOND HILL ON L4C2K2

Between: 3773867 Ontario Limited Landlord

And

Daniel Fitzgerald Tenant
Jason Bourne

3773867 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Fitzgerald and Jason Bourne (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. Before the start of the hearing the Landlord's Representative, Jeff Shabes, the Landlord's Agent, Cindy Gerhardt, and the Tenant's Agent, Jason Bourne, advised that the parties had reached an agreement. Jason Bourne has authorization to consent on behalf of all Tenants.

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

I am satisfied that the parties understand 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 31, 2026, the Tenant shall ensure that the rental unit is maintained in a broom swept condition, free from clutter and unwanted belongings, resolving the issues that led to the service of the N5 notice of termination.
3. The Tenant shall comply with an inspection on February 2, 2026, between 10:00 am and 12:00 pm.
4. The Tenant shall allow the Landlord to inspect the unit every other month for 12 months, starting March 1, 2026, to February 28, 2027.

5. The Tenant shall allow the Landlord to inspect the unit every 3 month for 12 months, starting March 1, 2027, to February 28, 2028.
6. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4 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. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application, on or before February 28, 2026.
8. The Tenant shall maintain the rental unit in a clean and organized condition for the duration of the tenancy.

January 16, 2026
Date Issued

Sumathi Dhanapal
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.