



**Order Issued on Consent Utilizing Section 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-000706-25

In the matter of: 508, 227 BATH RD
KINGSTON ON K7M2X6

Between: HOMESTEAD LAND HOLDINGS LTD Landlord

And

Barbara Dippel Tenant

HOMESTEAD LAND HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara Dippel (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 January 12, 2026.

The Landlord's Legal Representative Jessica Shanani, the Tenant's Legal Representative Lauren Thompson and the Tenant attended the hearing.

The Parties have mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues. For a period of one year, starting January 12, 2026, until January 12, 2027, the Tenant shall meet the conditions set out below.
 - The Tenant must allow reasonable access to the premises by the landlord, the landlord's authorised agents, and pest control service providers as follows:
 - a) For any foreseeable entry, the landlord must provide the tenant with at least 7 days' prior notice. The Notice of Entry must also be provided to Kingston Home Base Housing.

b) For any entry that is not foreseeable or is urgent, the landlord must provide the tenant and Kingston Home Base Housing with at least 24 hours' notice as soon as practicable after the need for entry becomes known.

- The Tenant must maintain floors, carpets, fixtures, appliances, and all washable surfaces in the premises in a clean condition, sufficiently often to leave the premises in a clean condition that is also consistent with health and safety requirements.
- The Tenant must complete all reasonable preparations as directed by the landlord or pest control providers to ensure full compliance with scheduled pest control treatments. This includes, but is not limited to, clearing specified areas and appropriately storing food.
- The Tenant must not alter, disconnect or remove the smoke detector(s)/carbon monoxide detector and to report immediately to the Landlord any malfunction in any smoke detector(s)/carbon monoxide detector, including nonfunctioning due to battery failure.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

January 16, 2026

Date Issued

Anthony Bruno

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.