



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

File Number: LTB-L-082093-25

In the matter of: 209, 61 CAWSTON ST
STRATFORD ON N5A5N3

Between: Perth and Stratford Housing Corporation Landlord

And

Katelyn Douthwright Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Katelyn Douthwright (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.

The application was heard by videoconference on January 12, 2026. The Landlord's agent Tina Ritsma and the Tenant's legal representative Robert Spencer attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties 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 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 for a period of 12-months, commencing on January 12, 2026, through to and including, January 11, 2027.
2. The Tenant shall fully comply with the no smoking addendum, including the prohibition against smoking in the residential complex and the requirement that any smoking occur no less than 9 metres away from the residential complex.
3. The Tenant shall comply with all fire safety laws and requirements, including maintaining clear and unobstructed pathways throughout the unit, refraining from blocking exists, and not storing any items on the stovetop.

4. The Tenant shall maintain the rental unit in a state of ordinary cleanliness and good order. This includes ensuring that waste does not accumulate, and that all food waste is disposed of properly.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, and 4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 11, 2027, the Tenant will start to owe interest. This will be simple interest calculated from January 12, 2027 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Sandra Sabourin
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.