



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-078756-25

In the matter of: 101, 930 GLADSTONE AVE
OTTAWA ON K1R6Y4

Between: Ottawa Salus Corporation Landlord

And

Tammy Doucet Tenant

Ottawa Salus Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Doucet (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Ottawa Salus Corporation (the 'Landlord') also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled for a merits hearing, via video conference, on January 13, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and was supported by her case worker, Craig Canini. Jordyn Larocque participated on behalf of the Landlord and was represented by Michael Thiele.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Regular City cleaning services are recommended for the Tenant's rental unit.

On consent of the parties, it is ordered that:

1. Commencing January 13, 2026, the Tenant shall maintain Fire Safety within the rental unit as follows:
 - a. The Tenant shall maintain a clear 3-foot walkway throughout the unit at all times;
 - b. The Tenant shall ensure that full access to all windows, rooms and radiators is maintained at all times;
 - c. The stovetop shall remain clear of flammable items (e.g., plastic, combustible containers and food);
 - d. The rental unit entrance shall not be blocked or barricaded and must open fully with no items obstructing it.
2. The Tenant shall ensure that the following are completed regarding pest control treatments:
 - a. The rental unit shall be properly prepared for all pest control treatments;
 - b. With written notice as per the RTA, the Tenant will not deny access to the rental unit for the purpose of pest control treatments as recommended by the pest control contractor;
 - c. If required, the Tenant may complete an accommodation form.
3. On or before February 10, 2026, the Tenant shall have completed the following;
 - a. A deep clean of the rental unit including, but not limited to, the following: addressing the strong ammonia smell, sorting and significantly reducing stored items and removing any items contaminated with cat urine or feces;
 - b. All clothing must be removed from bags and stored appropriately to prevent contamination and reduce mould risk.
4. On and after February 11, 2026, the Tenant shall maintain the rental unit in compliance with the terms of this Order. This includes, but is not limited to, maintaining Fire Safety, cleanliness and reducing clutter;
5. On or before February 17, 2026, the Landlord shall conduct an inspection of the rental unit to identify any damages or required work orders. Further, during this inspection, staff must have full access to all flooring in the rental unit due to the presence of electric heating in the floors;
6. The Tenant shall continue working with case management on an ongoing basis to reduce the quantity of items in the unit to ensure fire safety standards are met;

7. With written notice as per the RTA, the Landlord shall complete monthly unit inspections to monitor unit progress and determine compliance with the terms of this Order. The Landlord may take photos and/or video documentation during these inspections;
8. The Tenant will allow the Landlord to complete work orders and inspections without any interference or denial. This includes adequately preparing the rental unit so that work orders can be completed on the scheduled date of entry.
9. **If the Tenant fails to meet any of the terms 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 this term.**

January 21, 2026

Date Issued

Susan Parsons

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.