



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

File Number: LTB-L-064569-25

In the matter of: 4, 185 Ellen St
Atwood ON N0G1B0

Between: Perth and Stratford Housing Corporation

Landlord

And

BYRON LAING

Tenant

JAN 23, 2026

Jane Dean

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict BYRON LAING (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on January 21, 2026. The Landlord's Agent, Leah White, and the Tenant, represented by James Hildebrand, attended the hearing.

On consent of the parties, it is ordered that:

- The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
- For the duration of the tenancy, the Tenant shall refrain from:
 - Storing items in or on top of the stove;
 - Covering or hang items on light bulbs or light fixtures;
 - Tamper with or disconnect any heat, smoke or carbon monoxide detectors, fire alarms and shall not impede the doors from closing or impede or tamper with any other safety equipment installed in the leased premises or in the residential complex;
 - Allowing any activity or permit any condition to exist in the leased premises that may create a fire hazard.
- If the Tenant fails to comply with the conditions set out in paragraph 2 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 23, 2026
Date Issued

Jane Dean
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.