



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

File Number: LTB-L-086936-25

In the matter of: 6, 832 KING ST W
HAMILTON ON L8S1K3

Between: 2353747 Ontario Inc. Landlord

And

Tammy Jackson Tenant

2353747 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Jackson (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 parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord, represented by Melanie Hague, the Tenant and Tenant's support, Gail Rappolt participated in the mediation on June 6, 2024, by way of video conference. The mediation was facilitated by Cheryl Lavoie, Dispute Resolution Officer with the LTB.

The parties agreed that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. The Tenant may terminate the tenancy via email at any point in time, as long as the Tenant provides the Landlord proper 2 weeks notice to the Landlord.
3. The Landlord is holding a last month's rent deposit in the amount of \$498.00.
4. The Landlord has paid the Tenant interest up to August 31, 2014. Interest on the last month's rent deposit is owed to the Tenant from September 1, 2014. The interest owing to the Tenant is \$99.02.
5. The Landlord will not contact C.O.A.S.T.

6. The Tenant shall send an email to the Landlord with any questions regarding the unit preparation for heat treatment. The Landlord shall respond to the email.
7. The Landlord will contact the pest control company to request an hour of prep time, if required, prior to the treatment, to allow for any minor items to be adjusted as required by the company
8. The Landlord shall notify the Tenant via email with proper 24-hour notice when the pest control company will be attending the unit.
9. The Tenant can install a camera outside of their unit, as long as it is not pointed at another Tenants' unit and that no audio is recorded.
10. The Landlord shall provide the Tenant with an unbiased reference letter sent to the Tenant by email by February 1, 2026, and/or unbiased references over the telephone, as required to support the Tenant to leave by the agreed termination date.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. On or before February 4, 2026, The Tenant shall prepare the unit for bed bug heat treatment in accordance with the list provided to the Tenant on October 2, 2025.
3. The Tenant must provide entry to the pest control company for treatment.
4. The last month's rent deposit shall be applied to the last month of the tenancy.
5. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
6. If the Tenant does not have the unit prepared by February 4, 2026, the Tenant shall pay to the Landlord \$678.00 for the K9 Inspection and \$186.00 for the application filing fee.
7. If the Tenant does not vacate the unit on or before April 30, 2026, the Tenant shall pay to the Landlord \$186.00 for the application filing fee.
8. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.
9. The Tenant shall pay the Landlord compensation of \$23.72 per day for the use of the unit starting May 1, 2026, until the date the Tenant move out of the unit.
10. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

January 22, 2026

Date Issued

Cheryl Lavoie

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

