



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086711-25

In the matter of: Lower, 92 ALBION ST
BRANTFORD ON N3T3M6

Between: Catherine Dawson Landlord

And

Robert Toker Tenant

Catherine Dawson (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Toker (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.

Catherine Dawson (the 'Landlord') also applied for an order requiring Robert Toker (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 19, 2026.

The Landlord attended the hearing. Jackie Struthers appeared as the Landlord's legal representative. Spencer McDowell appeared as the Tenant's legal representative.

During mediation, the parties agreed that:

- The Landlord will provide notice of entry by mail.
- The Tenant will not do any repairs to the rental unit. The Tenant will advise the Landlord when repairs are required.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

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.
2. For the next 24 months, the Tenant shall:
 - a) Provide the Landlord with a valid certificate of insurance within 7 days of being asked to do so.
 - b) In no way interfere with the Landlord's lawful entry into the rental unit provided the entry is for a lawful purpose and proper notice has been given.
3. The Tenant shall pay the Landlord \$203.40 in consideration of a charge related to a fire inspection on or before February 2, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before February 2, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 3, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Andrew Rowell
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.