



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

File Number: LTB-L-090461-25

In the matter of: 4, 113 ROSSLAND RD E
OSHAWA ON L1G2W5

Between: 113119R INC Landlord

And

CASEY LYNN ANITA DESBIENS Tenant

113119R INC (the 'Landlord') applied for an order to terminate the tenancy and evict CASEY LYNN ANITA DESBIENS (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

113119R INC (the 'Landlord') also applied for an order requiring CASEY LYNN ANITA DESBIENS (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.

Amy McCue appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

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 twelve (12) months, the Tenant shall:
 - a) Take all necessary steps to ensure that the unit and the hallway are free from pet odour.
 - b) Prevent her pets from urinating in the rental unit

3. 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before February 13, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 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.