



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087499-25

In the matter of: 7, 178 MARKET ST
BRANTFORD ON N3T3A5

Between: Freedom House International Church Landlord

And

Nancy Poole Tenant

Freedom House International Church (the 'Landlord') applied for an order to terminate the tenancy and evict Nancy Poole (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.

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

Dave Malcolm appeared as agent for the Landlord. Jackie Struthers appeared as the Landlord's legal representative. Ayesha Ashraf appeared as the Tenant's legal representative.

During mediation, the parties agreed that:

- The Tenant acknowledges the Landlord's right to take pictures during inspections of the rental unit.

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. By February 15, 2026, the Tenant shall return the unit to a state of ordinary cleanliness. This includes but is not limited to:
 - a) Reducing the level of clutter in the rental unit.
 - b) Preparing the unit in such a way as to facilitate the effective treatment and eradication of pests in the rental unit.

- c) Removing any personal belongings from the furnace and utility room apart from the Tenant's mobility aids.
 - d) The removal and proper disposal of all garbage in the rental unit.
 - e) Taking all necessary steps to eradicate the odour issue in the rental unit
2. For a period of twelve (12) months commencing February 16, 2026, the Tenant shall maintain the unit in a state of ordinary cleanliness. This includes but is not limited to:
- a) Preventing the accumulation of clutter in the rental unit.
 - b) Properly preparing the unit for pest control treatments.
 - c) Keeping the furnace and utility room free of personal belongings apart from the Tenant's mobility aids.
 - d) The proper disposal and removal of garbage from the rental unit as required.
 - e) Preventing the recurrence of an odour issue in the rental unit.
3. If the Tenant is found to be in breach of terms 2(a), (b), (c) or (d), the Landlord will give the Tenant 7 days to remedy the situation prior to filing an L4 application with the Board.
4. If the Tenant fails to comply with the conditions set out in paragraphs 1 or 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before February 15, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

January 30, 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.