



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

File Number: LTB-L-087011-25

In the matter of: 5, 1885 CARLING AVE
OTTAWA ON K2A1E6

Between: OBEC LTD Landlord

And

ROBERT PALMER Tenant

OBEC LTD (the 'Landlord') applied for an order to terminate the tenancy and evict ROBERT PALMER (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

This application was heard by videoconference on January 12, 2026.

The Landlord's Agent, Theodore Terry Tsagaris, the Tenant and the Tenant's Support, Shea Kelly, attended the hearing. At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

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. The Tenant shall bring the rental unit into a state of ordinary cleanliness and shall hire a professional cleaner to achieve this within 30 days of this order.
3. The Tenant shall within the next 6 months of this order, have community services in place to assist him with cleaning the rental unit on an ongoing basis.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Allana McComb

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.