



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083952-25

In the matter of: 977 HURON ST
LONDON ON N5Y4K5

Between: London and Middlesex Community Housing Landlord

And

Kimberly Smith Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Smith (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

Prior to the videoconference hearing on January 26, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Corrie Sanford, the Tenant support person, James Thorogood, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant received the Clutter Image Rating Scale from the Landlord Representative.
- B. The Tenant acknowledges that the wall damage throughout the unit is mainly due to the children drawing and colouring on the walls.
- C. The Tenant will utilize the supports accessible to them, such as CAS ("Children's Aid Society") and VHA (Home HealthCare "Extreme Clean").
- D. The Tenant will work with VHA (Home HealthCare "Extreme Clean") to get the unit to a reasonable state of cleanliness.
- E. The Landlord will provide a referral to the HSCC ("Housing Stability Case Coordinator") program.

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 a period of **12 months** starting **January 26, 2026 up to including December 26, 2026**, the Tenant shall:
 - a) Ensure that the unit is in a reasonable state of cleanliness **on or before February 28, 2026**. This will include, but is not limited to:
 - i. Ensuring that the unit corresponds to, at the most, a level 3 on the Clutter Image Rating Scale;
 - ii. Ensure that all surfaces, including counters in the kitchen and bathroom, are cleaned regularly, at least once a week; and
 - iii. Ensure that the floors are kept clean by regular vacuuming and mopping.
 - b) Ensure that the state of the unit is in a reasonable state of cleanliness corresponds to, at the most, a Level 3 on the Clutter Image Rating Scale.
 - c) Not keep any toys nor household items on the front lawn of the unit. Such items are to be kept in the backyard.
 - d) Only keep a maximum of a small table and 2 chairs on the front yard for sitting on.
 - e) Ensure that combustible material will not accumulate nor to be stored to a height greater than 2.5 feet.
 - f) Ensure that no combustible material be stored within an 18-inch radius from any baseboard heater or kitchen appliance.
 - g) Ensure that nothing remains on top of the stovetop.
 - h) Ensure that pathways in the unit leading to each room in the unit must be at least 2.5 feet wide and free of clutter and debris.
 - i) Ensure that all rooms within the rental unit should be clear of debris and clutter.
 - j) Ensure that there is no more than 2 garbage bags to be left in the unit at one time. There is a dumpster on site in which garbage should be placed regularly.
 - k) Allow monthly inspections of the unit by the Landlord or Landlord staff, and the Tenant shall allow them into the unit upon the Landlord serving proper notice to the Tenant.
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 also 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 April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Monica Dairo
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.