



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093987-25

In the matter of: 213, 3 IROQUOIS ST
BRANTFORD ON N3S6N8

Between: Lady Brantford Ltd. Landlord

And

Chris Pappas Tenant

Lady Brantford Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Pappas (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. (L2).

This application was heard by videoconference on January 29, 2026.

The Landlords representative Ms. Struthers and the Tenants representative Ms. Ashraf attended the hearing.

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. On or before, February 20, 2026, the Tenant will bring the rental unit to a state of ordinary cleanliness. This includes, but is not limited to;
 - (a) Clutter must be reduced to an acceptable level;
 - (b) All open food must be stored appropriately when not in use;
 - (c) Garbage must be removed.
3. For the period of February 20, 2026 up to and including, February 20, 2027, the Tenant must comply with any pest control treatments or recommendations and the Tenant will maintain the rental unit in a state of ordinary cleanliness for the same time period and specifically in accordance with paragraph 2 (a to c).
4. In the event of any breach the landlord will notify the Tenant in writing of the breach and the Tenant will be permitted 7 days to rectify any breach. If the Tenant fails to comply with the conditions set out in paragraph 1 and /or 2 of this order, on or after the 7th day, 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. On or before February 20, 2026, The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026

Date Issued

Suzy Franklyn

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.