



ORDER ISSUED ON CONSENT UTILIZING SECTION 78
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-084851-25

In the matter of: 108, 380 DUCKWORTH ST
BARRIE ON L4M6J8

Between: Barrie Municipal Non-Profit Housing Landlord

And

Kyler Livermore Tenant

Barrie Municipal Non-Profit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Kyler Livermore (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 28, 2026.

The Landlord's Agent Soula White and the Tenant attended the hearing.

The Parties have mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

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.
 - On or before February 28, 2026, the Tenant shall bring the rental unit back into a sanitary state of cleanliness, free of any clutter, garbage, and rotting foods. The Tenant shall remove all fecal matter and bodily fluids from the floors, walls, and fixtures of the washroom.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

February 2, 2026
Date Issued

Anthony Bruno
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.