



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

File Number: LTB-L-085044-25

In the matter of: 241, 195 WELLINGTON ST S
HAMILTON ON L8N2R7

Between: 195 WELLINGTON STREET INC. Landlord

And

DANIEL BARNHARDT Tenant

195 WELLINGTON STREET INC. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict DANIEL BARNHARDT (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.

The application was scheduled to be heard by video conference on February 2, 2026. Lindsay Faria, Licenced Paralegal, represented the Landlord. Aida DaSilva, Property Manager, attended on behalf of the Landlord. Jin Zhang, Lawyer, represented the Tenant. The Tenant was present.

The parties resolved all the issues in the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

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 not refuse pest control treatment once proper notice of entry has been provided.
3. The Tenant shall have the unit properly prepared for pest control treatment, in accordance with the preparation sheet provided to the Tenant, once a proper notice of entry is provided to the Tenant.
4. The Tenant shall not interfere with the Landlord's right to enter the unit upon receiving a proper notice of entry, and in accordance with the *Residential Tenancies Act, 2006*.
5. On or before February 10, 2026, the Tenant shall ensure the unit is in a state of ordinary cleanliness. This includes but is not limited to:

- a. The walls, appliances, backsplashes, floors, countertops, and cupboards must be free of grime and dirt;
 - b. The toilet, bathroom sink, and bathtub must be free of grime and dirt; and
 - c. The unit must be free of excessive clutter.
6. The Landlord will carry out an inspection of the unit on February 11, 2026, and advise the Tenant of any concerns that need to be addressed to bring the unit to an ordinary state of cleanliness.
7. The Tenant shall have one week from the date of inspection to satisfy any issues identified by the Landlord in the unit.
8. The Tenant shall maintain the unit in an ordinary state of cleanliness as outlined in paragraph 5 of this order.
9. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4, 7 or 8 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 10, 2026
Date Issued

Joanne Lolato
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.