



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

File Number: LTB-L-106069-25

In the matter of: 4, 140 WEBER ST E
KITCHENER ON N2H 1C9

Between: The Regional Municipality of Waterloo Landlord

And

Michael Heaton Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Heaton (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 application was scheduled to be heard by video conference on January 30, 2026. The parties requested an Online Dispute Resolution (ODR) with a DRO from the LTB and DRO, Pauline Brewster was assigned. The Landlord's Agent, Sean Leary, and the Tenant, Michael Heaton, advised that the parties had reached an agreement. The Tenant did not seek legal advice prior to attending the ODR.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

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. During the 12-month period from February 1, 2026, to January 1, 2027, the Tenant shall comply with scheduled pest control treatments as follows:
 - a) Prepare the unit for pest control treatment as per pest control contractors' direction.
 - b) Allow access to the unit for scheduled pest control treatments, or to provide cancelations notice 48 hours prior to scheduled treatment

- c) Comply with all recommended follow up for treatments as per pest control contractors' direction.
- 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.

February 6, 2026
Date Issued

Pauline Brewster
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.