



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-078069-25-SA

**In the matter of:** 189 MCHARDY CRT  
BRAMPTON ON L6Y1H7

**Between:** Peel Housing Corporation o/a Peel Living Landlord

**And**

Anmarie Campbell Tenant

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Anmarie Campbell (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 11, 2025 with respect to application LTB-L-029041-25.

The Landlord's application was resolved by order LTB-L-078069-25, issued on September 25, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-078069-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord's Legal Representative, K. Triginani, the Tenant's Legal Representative, J. Syan, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

**On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-078069-25, issued on September 25, 2025, is granted.
2. Order LTB-L-078069-25, issued on September 25, 2025, is set aside and cannot be enforced.
3. The previous order issued on August 11, 2025 with respect to LTB-L-029041-25 is amended as follows:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

- The Tenant shall remove the bed in the basement on or before **March 20, 2026**.
- The Tenant shall declutter and clean the rental unit to a state of ordinary cleanliness **including the front and rear yards** on or before **March 20, 2026**.

For a period of 2 years,

- The Tenant shall maintain the rental unit, including the front and back yard, in a clean and decluttered state – free from garbage, debris and animal waste.
- The Tenant shall not permit any pets to urinate or defecate inside the rental unit.
- The Tenant shall refrain from causing further damage to the rental unit.
- The Tenant agrees to allow the Landlord entry to the unit, provided that a 24-hour notice is served, and pets are to be secured during entry

2. The Tenant shall pay to the Landlord **\$3,408.06** for damages to the rental unit.

3. The Tenant shall pay to the Landlord the amount set out in **paragraph 2** as follows:

- \$100 per month on or before the 20th day of each month for 33 months, beginning **February 1, 2026** up to and including **October 31, 2028; and**
- **\$108.06 on or before November 20, 2028.**

**4. If the Landlord plans to inspect the rental unit on or shortly after March 20, 2026, the Landlord will provide the Tenant with the written Notice of Entry at least 48 hours in advance. The Landlord agrees not to conduct any inspection of the rental unit prior to March 20, 2026 unless there is a maintenance request or an emergency.**

**5.** If the Tenant fails to comply with the conditions set out in 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**

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Lisa Del Vecchio  
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.