



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097537-25

In the matter of: 50 JANLYN CRES
BELLEVILLE ON K8N1L2

Between: Hastings Local Housing Corporation Landlord

And

Danielle Grant Tenant
Robert Pirstl

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Grant and Robert Pirstl (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.

Hastings Local Housing Corporation (the 'Landlord') also applied for an order requiring Danielle Grant and Robert Pirstl (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Mediation was held on January 28, 2026. The following parties participated in the mediation: The Landlord agent, Chelsea Lajoie, and the Tenant, Danielle Grant (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a) For a period of 12 months starting January 28, 2026 to January 27, 2027 inclusive, the Tenant shall ensure the rental property is maintained to a standard of reasonable cleanliness, which includes but is not limited to: deep clean of all surfaces including floors, stairs, walls, counter tops, bathrooms, and to clean and tidy the basement.

- b) For a period of 12 months starting January 28, 2026 to January 27, 2027 inclusive, the Tenant shall dispose of household garbage properly and timely, with weekly garbage pick up from the City of Belleville.
 - c) For a period of 12 months starting January 28, 2026 to January 27, 2027 inclusive, the Tenant shall ensure compliance with the "Balconies, Patios, Yards and Exterior Common Spaces" Policy which includes but is not limited to: to not distract in any way from the general appearance of the residential property. Tenant is responsible to keep their yard clear of hazards, garbage/debris and broken or unused items.
 - d) For a period of 12 months starting January 28, 2026 to January 27, 2027 inclusive, the Tenant shall ensure compliance with the Lease by not allowing any activity or permitting any condition to exist in the leased premise which may create a health & safety and/or fire hazard.
 - e) For a period of 12 months starting January 28, 2026 to January 27, 2027 inclusive, the Tenant shall allow the Landlord to conduct regular monthly inspections of the residential unit to ensure the property is being maintained in a safe and clean condition. The Tenant shall ensure that neither they nor their occupant or guest deny access to the unit or otherwise impede the Landlord's ability to conduct inspections of the unit. The Landlord will provide 24 hours written notice to the Tenant prior to entry.
- 2. The Tenant shall also pay to the Landlord \$686.00, which represents out of pocket expenses the Landlord incurred.
 - 3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$150.00 on or before the 1st day of each month, for a period of 4 months, commencing March 1, 2026, up to and including June 1, 2026; and,
 - A final payment of \$86.00 on or before July 1, 2026.
 - 4. If the Tenant fails to comply with the conditions set out in paragraph **1 or 2 or 3** 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.
 - 5. The Tenant shall also 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 in paragraph 5 on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Rolland Roopchand
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.