



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083895-25

In the matter of: A, 217 CUMBERLAND ST
CORNWALL ON K6J4H6

Between: MICHAEL CONTANT Landlord
LAURA CONTANT

And

TINA HART Tenant

MICHAEL CONTANT and LAURA CONTANT (the 'Landlord') applied for an order to terminate the tenancy and evict TINA HART (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, James Moak, the Landlord, Michael Contant and Laura Contant, the Tenant's representative, Amber Miller, and the Tenant, Tina Hart.

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 resolved on the condition that:
 - The Tenant shall return the attic space to its original condition on or before March 31, 2026, at no cost to the Landlord.
 - The Tenant shall ensure that neither they nor their occupant or guest do not deny access to the unit or otherwise impede the Landlord's ability to conduct an inspection of the unit on or after April 1, 2026. The Landlord shall provide the Tenant lawful notice to conduct the inspection.
 - The Tenant shall be responsible for boarding up access to the attic to a closed position immediately following the inspection.
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 11, 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.