



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of Statutory Powers Procedure Act

File Number: LTB-L-088135-25-AM

In the matter of: 9, 319 LAKESHORE DR
NORTH BAY ON P1A2C3

Between: Main Street (No. 15) Inc. Landlord

And

Jason Harney Tenant

The order contained a clerical order, this amended order was issued to correct the order dated February 4, 2026. The amendments have been bolded and underlined for ease of reference.

Main Street (No. 15) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Harney (the 'Tenant') because:

- 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.

This application was heard by videoconference on January 20, 2026.

The Landlord's agent, Paula Peroni, the Tenant's Legal Representative, Ben Brown, and the Tenant attended the hearing.

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 will maintain the rental unit in an ordinary state of cleanliness. Specifically, the Tenant will ensure that the unit is maintained in a state with a minimal amount of clutter, that waste and trash are removed in a timely manner, and that the unit will be kept clean and inside the unit will be maintained within the fire safety and by-laws. In addition, the Tenant will make use of the maintenance system put in place by the Landlord.
3. The Tenant agrees to allow the Landlord to enter the unit to inspect it for compliance with this order every 3 months, after the Landlord has given notice of entry in accordance with the *Residential Tenancies Act, 2006*.

4. There currently is a \$186.00 overcharge on the Tenant's rent account. The Landlord agrees to apply this amount to February 2026's rent.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 of this order, **for a period of 12 months starting from the date of the amended 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 4, 2026
Date Issued

Samantha Greaves
Member, Landlord and Tenant Board

February 11, 2026
Date Issued

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.