



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

**File Number:** LTB-L-097087-25

**In the matter of:** 159 TAYLOR BLVD  
Elliot Lake ON P5A3K7

**Between:** ELLIOT LAKE RETIREMENT LIVING Landlord

**And**

KATHLEEN BROOK Tenant

ELLIOT LAKE RETIREMENT LIVING (the 'Landlord') applied for an order to terminate the tenancy and evict KATHLEEN BROOK (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 February 3, 2026. Before the start of the hearing the Landlord's Representative, Douglas Kearns, and the Tenant, Kathleen Brook, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

### **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. On or before April 3, 2026, the Tenant shall ensure to replace laminate flooring in the hallways and living room/dining room which has been destroyed by Tenants animals,
3. On or before April 3, 2026, the Tenant shall remove all boxes of materials collected from the upstairs and downstairs to ensure safe movement through all the rooms of the home and basement, with clear open spaces around heating vents and full access to the furnace and dryer.
4. For a period of 12 months, commencing February 3, 2026, to February 2, 2028, the Tenant shall ensure to only store a maximum of 2 - 4x4 pallets, each not exceeding 4-feet in height, containing boxed materials, and 14 tote containers, which may be stacked to a maximum of 3 totes high.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3 and 4 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 12, 2026**  
**Date Issued**

---

**Sumathi Dhanapal**  
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.