



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001320-26

In the matter of: 201, 59 4th St SE
Chesley ON N0H1L0

Between: Bruce County Housing Corporation Landlord

And

Brian Dawm Tenant

Bruce County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Dawm (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

This application was scheduled to be heard by videoconference on February 3, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Agent, Sarah Cook, the Tenant, Brian Dawm, and the Tenant Supports, Jim Dawm, Adelle Dawm and Heather Soady-Eaton participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) The Tenant shall restore the rental unit to a safe, clean and reasonable environment by hiring a company to deep clean the unit and bring the unit up to a level of ordinary cleanliness over the course of the next three (3) months by May 3, 2026.
 - b) The Tenant shall maintain the rental unit in an ordinary state of cleanliness that is safe, clean and reasonable starting May 3, 2026, and for a period of 12 months.

- c) The Tenant shall cooperate with bed bug treatments and reimburse the Landlord for all bed bug remediation treatments when they occur starting February 3, 2026, and for a period of 12 months.
 - d) The Tenant shall allow monthly rental unit inspections starting May 3, 2026, and for a 12-month period. The Landlord shall provide lawful notice of their entry into the unit for the purposes of inspecting the maintenance of the unit as per these conditions.
 - e) The Tenant shall remove their unauthorized guest, someone the Tenant permitted in the residential unit against the Tenant's lease agreement and will cease housing unauthorized guests by February 10, 2026.
- 2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
 - 3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application through a payment plan whereby the Tenant will pay the Landlord \$50.00 a month on or before the 1st day of each month, beginning March 1, 2025, up to and including May 1, 2026, with a final payment of \$36.00 on or before June 1, 2026.
 - 4. If the Tenant does not make the required payment in accordance with paragraph 3 of this order, the full amount owing under paragraph 3 of this order will immediately become due and owing to the Landlord and the Tenant will start to owe interest. This will be simple interest calculated from the date of the breach at 4.00% annually on the balance outstanding.

February 13, 2026
Date Issued

Rachael Kukoyi
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.