



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

File Number: LTB-L-091929-25

In the matter of: 208, 7 TURNBULL ST
BELLEVILLE ON K8N3C9

Between: HASTINGS LOCAL HOUSING CORPORATION Landlord

And

CHRISTINE IBBOTSON Tenant

HASTINGS LOCAL HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTINE IBBOTSON (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 4, 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, Andrea Haggerty, the Tenant, Christine Ibbotson and the Tenant's Support, Candice Roberts 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.

The Parties Agreed That:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant agrees not to permit, Elisha Ibbotson to the rental unit until the Landlord can access the unit and determine that the rental unit is free from clutter, pest and bug infestation.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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 permit bi-weekly rental unit inspections for the period of February 11, 2026, to March 31, 2026, to ensure continued reduction of clutter load so that by March 31, 2026, the pest control company can access areas in the rental unit to begin bed-bug treatment and continue cockroach treatment without any new obstructions.
 - b) For the next 12 months starting February 4, 2026:
 - The Tenant shall not bring discarded items from dumpsters and curbside garbage into the rental unit.
 - The Tenant shall not put down dog-pads and/or newspapers for the pet to urinate/defecate in the rental unit.
 - The Tenant shall take the pet to the washroom and for a walk regularly throughout the day.
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 on or before March 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, 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.