



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089045-25

In the matter of: Unit 307, 110 EDWARD ST
TORONTO ON M5G0A9

Between: YWCA Toronto Landlord

and

Dyan Bottcher Tenant

YWCA Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Dyan Bottcher (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

YWCA Toronto (the 'Landlord') also applied for an order requiring Dyan Bottcher (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on February 4, 2026. Instead, the Landlord's Agent Doreleen Phillip-Skeen, the Landlord's Legal Representative Shelby Whittick, the Tenant and the Tenant's support person, Alex McCarthy, a Case Manager at Jean Tweed engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Landlord is waiving their claim for damages to the rental unit.
2. A "state of ordinary cleanliness" will be interpreted as a Level 2 on the attached Clutter Image Rating pictures.
3. The Landlord may conduct inspections of the unit every 1 or 2 months.
4. The Landlord shall give the Tenant 72 hours notice prior to inspection.

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 March 21, 2026, and for a period of 24 months, the Tenant shall maintain the unit in a state of ordinary cleanliness.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The Tenant shall pay the amount listed in paragraph 4 as follows:
 - \$62.00 on or before March 1, 2026
 - \$62.00 on or before April 1, 2026
 - \$62.00 on or before May 1, 2026
6. If the Tenant fails to make any of the payments, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the *Residential Tenancies Act, 2006* starting the day after the date of default.

February 10, 2026
Date Issued

Lindsay Phomin
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.