



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090976-25

In the matter of: 109, 11 IROQUOIS ST
BRANTFORD ON N3S6N8

Between: Lady Brantford Ltd. Landlord

And

Janice Bray Tenant

Lady Brantford Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Janice Bray (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 9, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Jackie Struthers, Landlord's Agent Dave Malcolm and the Tenant's Representative Ayesha Ashraf were present.

The parties agreed that:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
2. Should the Tenant breach the conditions of the order below, the Landlord agrees to provide them 7-days to correct the breach of conditions before applying to the Board pursuant to Section 78 of the Act.

On consent of the parties, 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 shall bring their unit into a state of ordinary cleanliness on or before February 28, 2026. This includes, but is not limited to:
 - The state of clutter in the rental unit shall be brought to a “Level Two” in the Clutter Image Rating Scale;
 - The Tenant shall appropriately store any opened food items when not in use;
 - The Tenant shall remove all garbage from the rental unit; and,
 - The Tenant shall clean floors, counter-tops, and walls of the rental unit.
3. The Tenant shall comply with all pest-control recommendations and treatments arranged by the Landlord for the period of 12-months, commencing March 01, 2026, up to and including February 28, 2027.
4. The Tenant shall maintain a state of ordinary cleanliness for a period of 12-months, commencing March 01, 2026, up to and including February 28, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2-4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before March 01, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 01, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 02, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

February 11, 2026
Date Issued

Adam Rogers
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.