



ORDER ISSUED ON CONSENT UTILIZING SECTION 78
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-095139-25

In the matter of: 307, 146 IMPERIAL RD N
GUELPH ON N1H8J9

Between: Guelph Non-Profit Housing Corporation Landlord

And

Jennifer Hoy Tenant

Guelph Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Hoy (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 heard by videoconference on February 11, 2026.

The Landlord's Legal Representative Peter Schroeder and the Tenant attended the hearing. The Tenant spoke with Tenant Duty Counsel before entering this consent order.

The Parties have mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. For a period of **three (3) years, starting February 13, 2026, until February 13, 2029**,
 - a) the Tenant shall follow all preparation instructions provided by the Pest Control Company according to their instruction sheet and allow effective treatment.
 - b) The Tenant all ensure that all pets are removed from the rental unit temporarily during treatment.
 - c) The Tenant shall allow the Landlord or the Landlord's contractors access to the rental unit when proper notice is given or in the event of an emergency.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Landlord agrees to provide the Tenant 48 hours written notice for pest control treatment.
4. The Landlord waived the costs of filing the application of \$186.00.

February 13, 2026
Date Issued

Anthony Bruno
Member, 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.