



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-088046-25-AM

In the matter of: 204, 8 BURWASH ST
ARNPRIOR ON K7S 3L7

Between: Renfrew County Housing Corporation Landlord

and

Linda Toonen Tenant

The order contained a clerical error. This amended order was issued to correct the order dated February 11, 2026. The amendments are underlined for ease of reference.

Renfrew County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Toonen (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 9, 2026.

The Landlord's agent Wendy Hebert, the Tenant and her counsel Amy Scholten attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated if she does not comply with the terms of this consent order.

Agreed Facts:

1. The parties agreed that in the event that the Landlord thinks there has been an alleged breach of this order, the Landlord would first speak with the Tenant's mental health service providers, if they are available, and then if the alleged breach is not remedied to the Landlord's satisfaction, the Landlord may apply to the LTB for a hearing. The Tenant would receive notice of the hearing. The hearing would only be on whether there was a breach of the order and whether the breach warrants an eviction.

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. Up to and including February 10, 2027, the Tenant shall:
 - (a) Fully comply with the Fire Department's October 2, 2025 order and any follow-up orders;
 - (b) Ensure there is a one-metre clearance from all ignition sources such as the stove, heaters and electrical outlets;
 - (c) Keep exits, walkways and hallways clear and unobstructed to allow for safe evacuation and access for fire fighters;
 - (d) Keep the rental unit in an ordinary state of cleanliness and not leave any combustible materials on the stove;
 - (e) Allow regular inspections of the rental unit on proper notice under the *Residential Tenancies Act, 2006* (the 'Act') including inspections by personnel from the fire department;
 - (f) Allow inspections by the Landlord at least once a month on proper notice understanding the frequency of inspections may increase if the Landlord determines there has been any regression pertaining to the terms of this consent order;
 - (g) Not smoke tobacco or vape inside the rental unit or the residential complex understanding that it is a smoke-free building;
 - (h) Continue working with mental health service's hoarding manager and mental health service's support worker for as long as the Tenant is deemed eligible for those programmes or until the case manager determines those services are no longer needed.
- ~~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 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.~~
4. ~~Before applying for an order under section 78 of the Act,~~ The Landlord shall first discuss any alleged breach with the Tenant's mental health service providers if available and if the alleged breach is not been remedied to the Landlord's satisfaction, the Landlord shall give notice to the Tenant before applying for termination of the tenancy and Tenant shall have the right to a hearing to determine whether this order has been breached.

February 11, 2026
Date Order Issued

February 18, 2026
Date Order Amended

Nersi Makki
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.