



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087095-25

In the matter of: 104, 50 CAVAN ST
PORT HOPE ON L1A4B1

Between: Port Hope Property Management Inc. Landlord

And

MATTHEW GERARD BARNES Tenant
HEATHER MARIE-CLAIRE GARDNER

Port Hope Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict MATTHEW GERARD BARNES and HEATHER MARIE-CLAIRE GARDNER (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

Mediation was held on February 5, 2025. The following parties participated in the mediation: The Landlord's agent, Emmanuel Rojas, and the Tenant (Matthew Gerard Barnes, Heather Marie-Claire Gardner).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that, for a period of 12 months starting February 23, 2026 and ending February 22, 2027:
 - a) The Tenant shall maintain the unit in a reasonable state of cleanliness.
 - b) The Tenant shall allow the Landlord to conduct an inspection of the unit every 2 months. The Landlord will provide 72-hour notice for inspections. The Tenant shall ensure that neither they nor their occupant or guest do not deny access to the unit or otherwise impede the Landlord's ability to conduct the inspection.
 - c) The Tenant shall allow the Landlord to take photos of the unit during inspections. The Tenant shall ensure that neither they nor their occupant or guest do not impede the Landlord's ability to take photos of the unit during the inspection.

- d) The Tenant shall notify the Landlord as soon as possible of any signs of pests in the unit.
 - e) The Tenant when served with a notice for pest control treatment shall properly prepare the unit in accordance with the instructions provided. The Tenant shall ensure that neither they nor their occupant nor guest deny access to the unit or otherwise impede any pest control company's ability to conduct pest control treatments.
 - f) The Tenant shall be responsible for any chargebacks for pest control treatments if unreasonably denied by the Tenant, their occupant or guest.
- 2. If the Tenant fails to comply with any of 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 Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before February 6, 2026.
 - 4. If the Tenant does not pay the Landlord the full amount owing on or before February 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 25, 2026
Date Issued

Rolland Roopchand
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.