



February 20, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-090973-25

In the matter of: 223, 40 EAST AVE
BRANTFORD ON N3S3L3

Between: 365 Colborne Street Corp Landlord

And

Cheryl Tolhurst Tenant

365 Colborne Street Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Cheryl Tolhurst (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 heard by videoconference on February 9, 2026.

The Landlords Legal Representative Jackie Struthers and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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. The Tenant will bring the rental unit to a state of ordinary cleanliness on or before March 1, 2026.
3. This includes but is not limited to clutter that is at an acceptable level, items removed must be bagged or wrapped or vacuumed if necessary.
4. No items of the Tenant are to be left at the curb, all items must be removed by the Tenant.
5. Any open food in the rental unit must be stored appropriately when not in use.

6. Garbage must be removed from the rental unit regularly.
7. Floors counters and walls must be cleaned regularly.
8. The Tenant has until March 1, 2026, to complete all terms listed above.
9. The tenant must also comply with any pest control treatments or recommendations starting March 1, 2026, to February 28, 2027.
10. The Tenant will maintain the rental unit in a state of ordinary cleanliness for a period of 12 months starting March 1, 2026, to February 28, 2027.
11. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 #6 #7 #8 #9 #10 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.
12. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in 3 payments as set out below.

Date Payment Due	Amount of Payment
March 01, 2026	\$62.00
April 01, 2026	\$62.00
May 01, 2026	\$62.00

13. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 20, 2026
Date Issued

 Jennifer Buckminster
 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.