



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094428-25

In the matter of: 21 LAKELAND DR
Etobicoke ON M9V1M8

Between: Devon James Landlord

And

Clementina Lofters Tenant

Devon James (the 'Landlord') applied for an order to terminate the tenancy and evict Clementina Lofters (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on February 11, 2026.

The Landlord, the Tenant's Representative, Eloho A-Aideyan, and the Tenant attended the hearing.

The parties came to a consent of a conditional order. An additional term, outside of the scope of this order was reached, which states that within 2 weeks of the Tenant acting in accordance with this order, the Landlord will replace the refrigerator in the kitchen.

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. On or before February 28, 2026, the Tenant shall complete the following:
 - a) Remove all their clothing from the kitchen,
 - b) Remove all property from the kitchen other than pots, pans and other kitchen implements,
 - c) Bring her rental unit (room) to an ordinary state of cleanliness with the following specific standard:
 1. A person can open the door and walk through the room without hindrance from clutter,

2. Any property stored against the walls shall not encroach upon the ceiling.
3. The Tenant shall maintain this ordinary state of cleanliness in the kitchen and their rental unit from March 1, 2026, until May 31, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

February 26, 2026

Date Issued

Robert Brown

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.