



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094004-25

In the matter of: 810, 62 PARK AVE
GEORGETOWN ON L7G4Z1

Between: B.P.M. (Mill St.) Developments Limited c/o Realstar Corp. Landlord

And

Lorraine Holland Tenant

B.P.M. (Mill St.) Developments Limited c/o Realstar Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Lorraine Holland (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 25, 2026.

The Landlord's legal representative, M. Zarnett and the Tenant and the Tenant's support person, G. Mann attended the hearing.

Determinations:

1. The parties agree that this settlement constitutes accommodation pursuant to the Human Rights Code by the Landlord.
2. The Tenant has paid to the Landlord the \$186.00 filing fee.

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. For a period of three years, starting on February 25, 2026, The Tenant shall clean the rental unit and shall keep the rental unit in a state of ordinary cleanliness and to Scale 1 on the Clutter Image Rating set out in the Landlord disclosure set out as Evidence 7200237 pages 33 to 36.

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 *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.

March 3, 2026
Date Issued

Emily Robb
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.