



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007027-26

In the matter of: 07, 62 CAWSTON ST
STRATFORD ON N5A5N2

Between: Perth and Stratford Housing Corporation Landlord

And

Scott Galloway Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Galloway (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 23, 2026. The Landlord's agent Tina Ritsma, the Landlord's witness Stratford Fire Department Inspector Andrew Rogerson and the Tenant attended the hearing.

The parties agreed that:

1. January 9, 2026, the Stratford Fire Department inspected the rental unit and issued an order for compliance pursuant to section 21(1)(f) of the *Fire Protection and Prevention Act, 1997* with a compliance date of February 20, 2026.
2. The order number 12-01-2026 outlines the following actions must be complied with by the Tenant:

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 shall bring his rental unit into compliance with fire, safety, property and other relevant standards by March 9, 2026, this will include, but not limited to doing the following:
 - a) clear an unobstructed pathway in the rental unit from the main entry door and extending to all rooms, any exits and windows to a width of approximately 4 feet;
 - c) ensure any combustible materials are removed from around and the top of the stove top;
 - d) ensure any stacked items do not exceed a height of approximately 3 feet;
 - d) removing excess materials to ensure any combustible materials and clutter in the rental unit must be at most a level 3 on the Clutter Image Rating as to be provided by the Landlord;
 - e) ensure items are not to be on or within approximately 4 feet of heating sources.
3. Upon proper notice from the Landlord, the Landlord and the Stratford Fire Department will reinspect the rental unit for compliance on a date to be determined after March 9, 2026.
4. Tenant shall permit a follow up unit inspection as outlined in paragraph #3.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 through 4 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 2, 2026

Date Issued

Alicia Johnson

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.