



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099528-25

In the matter of: 212, 15 GALE CRES
ST CATHARINES ON L2R7G3

Between: Niagara Regional Housing Landlord

And

Carol Gibbons Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Gibbons (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.

Prior to the videoconference hearing on March 3, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Judith Callender, the Landlord Agent, Rachel Dagenais, and the Tenant participated in the mediation. The Tenant's support person, Julia Chikombero, was also present during the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Landlord will assist the Tenant in setting up pre-authorized payment for the purposes of this order.

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 the duration of the tenancy, the Tenant **shall**:
 - a. Allow the Landlord to enter the unit after having been served lawful notice by the Landlord.
 - b. Maintain the unit in an ordinary state of cleanliness.

- c. Allow the Landlord to clean the unit.
 - d. Reimburse the Landlord up to \$700.00 for the cleaning services used to clean the unit.
 - e. The Tenant shall reimburse the Landlord for cleaning services according to the following schedule: After the Landlord has provided an invoice for the cleaning services, the Tenant shall pay \$100.00 per month on the **1st (first) of the month starting June 1, 2026.**
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.
 4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - a. \$100.00 to be paid **on or before April 1, 2026;** and
 - b. \$86.00 to be paid **on or before May 1, 2026.**
 5. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

March 5, 2026
Date Issued

Monica Dairo
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.