



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-088130-25-SA

In the matter of: 66 MAITLAND ST
LONDON ON N6B2X1

Between: Bruna Waechter and Matheus Ruschel c/o Landlord
Bloom Property Mgmt

And

Dennis Tellier Tenant

Bruna Waechter and Matheus Ruschel c/o Bloom Property Mgmt (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Tellier (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 12, 2025 with respect to application LTB-L-069366-24.

The Landlord's application was resolved by order LTB-L-088130-25, issued on October 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-088130-25.

This motion was heard by videoconference on March 3, 2026. The Landlord's representative Robert Rose, and the Tenant, attended the hearing.

The Tenant was in breach of the conditions set out in order LTB-L-096336-24. In an effort to provide the Tenant with a final opportunity to preserve the tenancy, the Landlord consents to the Tenant's motion to set aside.

The Landlord was facing a fine from the city if the unit was not brought to an ordinary state of cleanliness. The Tenant has since made significant efforts to declutter the unit after the Landlord filed the eviction order for enforcement.

The cost the Landlord incurred to enforce the order was \$335.00. I find it reasonable to have the Tenant reimburse the Landlord for this cost as requested by the Landlord as a condition of relief from eviction.

is ordered that:

1. The motion to set aside Order LTB-L-088130-25, issued on October 28, 2025, is granted.
2. Order LTB-L-088130-25, issued on October 28, 2025, is set aside and cannot be enforced.
3. The Tenant shall pay to the Landlord \$335.00 on or before July 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026

Date Issued

Greg Joy

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.