



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-097556-25

**In the matter of:** 309, 1290 RATHBURN RD W  
MISSISSAUGA ON L5C4E4

**Between:** Peel Housing Corporation o/a Peel Living Landlord

**and**

Anna Spina Tenants  
David Spina

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Spina and David Spina (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was scheduled to be heard by videoconference on March 4, 2026. Instead, the Tenants, the Tenants' support person Sharon Inkster who had consulted with Tenant Duty Counsel and the Landlord's Agents Colette Munroe and Farah Panchbhava engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. On or before March 29, 2026, and for a period of 12 months;
3. The Tenants shall fully declutter the rental unit.
4. The Tenants shall reduce the amount of items in the unit by at least 50%.
5. Tenants shall ensure that no radiators, baseboard heaters or other heating elements are blocked or covered at any time.
6. The Tenants shall ensure that all windows and ventilation points remain unobstructed.
7. The Tenants shall remove all items stored on the balcony, as balconies cannot be used as storage.
8. The Tenants agree to maintain the entire unit in a clean and decluttered state.

9. The Tenants agree to fully prepare the unit for all scheduled pest control treatments including required cleaning, decluttering and access as directed by management or licenced pest control contractors.
10. If the Tenants fail to comply with the conditions set out in paragraphs 2 through 9 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 Tenants. 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 Tenants.
11. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
12. If the Tenants do not pay the Landlord the full amount owing on or before April 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 2, 2026, at 4.00% annually on the balance outstanding.

**March 11, 2026**  
**Date Issued**

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Lindsay Phomin  
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.