



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102967-25

In the matter of: 9480 ESPLANADE DR
WINDSOR ON N8R1J4

Between: Amiraco Properties Inc. Landlord

And

Teila Lewis Tenants
Judith Oakes

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Teila Lewis and Judith Oakes (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.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard on March 10, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Charlotte Williams, the Tenant, Teila Lewis, and the Tenant's representative, Tori-Lee Jenkins, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

In addition to the terms as set out in this order the parties agreed that:

1. The Landlord will conduct a unit inspection on or about May 1, 2026, upon service of notice of entry in accordance with the provisions of the *Residential Tenancies Act, 2006* (the 'Act'), to confirm the Tenants' compliance with the terms of settlement as set out in this Order.

2. The Landlord and the Tenants acknowledge that they are in receipt of the document referred to in the order below - Clutter Image Rating Scale as published by the OCD Foundation.

On consent, 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 April 30, 2026, the Tenants shall ensure that the level of excess clutter in the rental unit is reduced to reflect between a level 1 – 3 as depicted in the Clutter Image Rating Scale as published by the OCD Foundation.
3. For the period from May 1, 2026 until April 30, 2027, the Tenants shall ensure that the level of clutter in the rental unit does not exceed a level 3 as depicted in the Clutter Image Rating Scale as published by the OCD Foundation.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 and 3 of this order, the Landlord may apply under section 78 of 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.
5. The Tenants shall also pay to the Landlord the sum of \$186.00. This amount represents the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing as set out in paragraph 5 of this order on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026

Date Issued

Nancy Fahlgren

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.