



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103603-25

In the matter of: 310, 77722 C LONDON RD
CLINTON ON N0M1L0

Between: Huron County Housing Corporation Landlord

And

Ellen Smith (Peterson) Tenant

Huron County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ellen Smith (Peterson) (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

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

The parties attended a hearing on March 10, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Amanda Stevenson and the Tenant Ellen Smith, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

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 balance of the tenancy, the Tenant, their guests/visitors or other occupants will not smoke inside the rental unit; on the balcony of the rental unit; anywhere in the residential complex or anywhere within 5 metres of any exterior door to the residential complex.

3. Within 45 days of the hearing date, the Tenant will restore the rental unit to an ordinary state of cleanliness and for a period of 24 consecutive months thereafter the Tenant will maintain the rental unit at an ordinary state of cleanliness, this includes but is not limited to:
 - a) Ensuring garbage and recyclables are disposed of in a timely manner and will not be stored in the rental unit.
 - b) Ensuring that perishables are stored and/or disposed of properly and in a timely manner
 - c) Ensure that the floors are sufficiently cleaned to avoid any concerns with pest in the rental unit.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
 - a) \$50.00 payable on or before April 1, 2026
 - b) \$50.00 payable on or before May 1, 2026
 - c) \$50.00 payable on or before April 1, 2026
 - d) \$36.00 payable on or before July 1, 2026
6. If the Tenant fails to make any one of the payments in accordance with paragraph 5 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 5 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

March 17, 2026
Date Issued

Diego Fernandez-Stoll
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.