



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103049-25

In the matter of: 6, 94 COMPTON ST
KINGSTON ON K7K5V3

Between: Kingston & Frontenac Housing Corporation Landlord

And

Michael Brooker Tenant

Kingston & Frontenac Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Brooker (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

Kingston & Frontenac Housing Corporation (the 'Landlord') also applied for an order requiring Michael Brooker (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Mediation was held on March 17, 2026. The following parties participated in the mediation: The Landlord's representative, Nicola Diak, the Landlord's Agent, Patricia Price, and the Tenant, Michael Brooker.

The parties consented to the following order. I was satisfied that the parties understood the 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.
 - The Tenant shall remove the large combustible structure in the backyard on or before April 30th, 2026.

- For the period March 17, 2026, up to and including February 17, 2027, the Tenant shall not build any combustible structures in the backyard
 - The Tenant shall pay to the Landlord \$386.00, representing costs for garbage removal (\$200.00) and for filing the application (\$186.00), on or before August 31, 2026.
 - If the Tenant removes the garbage on the side on the house on or before March 31, 2026, then the Tenant shall not be required to pay the Landlord \$200.00 for the garbage removal.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

March 27, 2026
Date Issued

Kevin Kordahi
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.