



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-097113-25

In the matter of: Unit 208, 26 HELEN AVE
BRANTFORD ON N3T5Y9

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Jacqueline Szabo Tenant

Skyline Real Estate Holdings Inc., C/O Skyline (the 'Landlord') applied for an order to terminate the tenancy and evict Jacqueline Szabo (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.

This application was heard by videoconference on February 24, 2026. The Landlord's representative, Shannon Kiekers and the Tenant were present. I was satisfied the parties understood the terms and consequence of their consent as set out in the order below.

It is agreed that:

The Tenant shared Mental and Physical health concerns with the Landlord's representative during mediation and The Landlord agreed to provide the Tenant until April 30, 2026, to comply with the terms of this order.

The parties also agreed that the Landlord will inspect the rental unit on March 31, 2026, to follow up on the status of compliance. The Landlord agreed to provide the Tenant with a clear notice in writing if the Tenant is not in compliance of this order. This notice will provide the Tenant with clear guidance and instructions about what steps needs to be taken to bring the rental unit to an ordinary state of cleanliness.

The parties agreed that the Landlord will inspect the rental unit on April 30, 2026, to follow up on the compliance with the terms of this order. This arrangement has been made to accommodate the Tenant's physical health condition.

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 for 12 months from April 30, 2026.
2. The Tenant shall return the rental unit to an ordinary state of cleanliness on or before April 30, 2026.
3. The Tenant shall remove clutters from the rental unit on or before April 30, 2026.
4. The Tenant shall de-clutter living room and the main bedroom on or before April 30, 2026.
5. The Tenant shall create a clear pathway as an entry/exit pathway to/from each room on or before April 30, 2026.
6. The Tenant shall not refuse entry to the Landlord after receiving the proper written legal notice of entry.
7. The Landlord shall provide the Tenant with proper written legal notice of entry prior to each visit.
8. The Tenant shall allow entry to the Landlord on March 31, 2026, for the purpose of initial inspection regarding compliance with the terms of this order.
9. The Landlord shall conduct final inspection of the rental unit on April 30, 2026, to ensure compliance with the terms of this order.
10. The Tenant shall allow entry to the Landlord on April 30, 2026, for the purpose of final inspection to ensure compliance with the terms of this order.
11. If the Tenant fails to comply with the conditions set out in paragraph 1,2,3,4,5,6,8 or 10 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.
12. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
13. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

March 24, 2026
Date Issued

Maryam Cooper
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.