



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107926-25

In the matter of: B, 101 PETERSON ST
TRENTON ON K8V5P8

Between: Sonya Mitts Landlord

And

Laura Murray Tenant

Sonya Mitts (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Murray (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

This application was heard by videoconference on March 23, 2026. The Landlord and the Tenant attended the hearing. The Landlord was represented by Lorrie McCullough.

At the hearing, the parties consented to the following order.

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:
 - a) The Tenant's motorcycle shall remain road worthy at all time and shall not be stored on the rental premises for the winter period of November 1st to May 1st.
 - b) The shed stored on the rental property shall be cleared on a weekly basis.
 - c) The Tenant shall bring the rental unit to a ordinary state a cleanliness on or before April 30, 2026 and to continue to maintain this ordinary state thereafter.
 - d) The front steps and garden areas must be kept clean and free of any debris. This includes storing the garbage and recycling bins in the shed located at the rental property.
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.

3. The parties agree that the Landlord will conduct an inspection of the rental unit after May 1, 2026 and every three months thereafter to ensure compliance.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 20, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Fabio Quattrociochi
Member, 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.