



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-107162-25

In the matter of: 805, 3015 PARKERHILL RD
MISSISSAUGA ON L5B4B2

Between: Tatry Non-Profit Landlord

And

Blaine Durham Tenant

Tatry Non-Profit (the 'Landlord') applied for an order to terminate the tenancy and evict Blaine Durham (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 application was scheduled to be heard by video conference on March 24, 2026.

Before the start of the hearing the Landlord's legal representative Daria Berezowska and the Tenant's lawyer Melissa Rajaram and the Tenant's support person Darryl Foote engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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

The parties agreed that:

1. The Landlord will conduct an inspection of the rental unit every three (3) months by providing 24 hrs notice of entry to the Tenant.
2. The Landlord will also provide a copy of the notice of entry to the Tenant's support person Gordon Halsey or Darryl Foote at footed@cmhapeel.ca.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if, for the period of March 25, 2026, through to and including March 24, 2027, the Tenant meets the conditions set out below.
2. The Tenant shall ensure the rental unit is maintained at an ordinary state of cleanliness.
3. Upon receipt of a notice of entry, the Tenant shall grant access to the rental unit for the purposes of an inspection of the rental every three (3) months.
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 in full on or before June 30, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

March 30, 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.