



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076528-25

In the matter of: BASEMENT UNIT, 339 SPRUCE ST
SUDBURY ON P3C1N5

Between: RONALD MCBAIN Landlord

And

SOLAR CLAPSON Tenant

RONALD MCBAIN (the 'Landlord') applied for an order to terminate the tenancy and evict SOLAR CLAPSON (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 application was scheduled to be heard on March 10, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Legal representative, Jennifer Murray, The Landlord and the Tenant were present. The parties reached consent and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed that:

The schedule A to Landlord's Notice N5 was reviewed with all parties during mediation.

The Landlord is not seeking compensation for damages.

The parties agreed the rental unit is infested with many different insects such as fruit flies.

The Tenant agreed to remove the distillery equipment from the rental unit.

The Tenant agreed to not to interfere with the pest control team.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the next 12 months from the date of this order.
2. The Tenant shall bring the rental unit to the ordinary state of cleanliness on or before March 17, 2026.
3. The Tenant shall allow the Landlord to inspect the rental unit on or before March 17, 2026. This visit is to ensure the rental unit is in ordinary state of cleanness prior to scheduling with pest control team, and to ensure the rental unit is in compliance with health and safety standard.
4. The Tenant shall remove home distillery equipment from the rental unit on or before March 17, 2026.
5. The Tenant shall ensure the rental unit is free of garbage, clutters, debris, and odour.
6. The Tenant shall also refrain from bringing garbage, broken articles, cardboard boxes, and debris from outside into the rental unit.
7. The Tenant shall immediately notify the Landlord of any maintenance issues in the rental unit.
8. If the Tenant fails to comply with the conditions set out in 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.
9. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
10. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

March 26, 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.

