



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106963-25

In the matter of: 104, 170 QUEEN ST E
LISTOWEL ON N4W2S4

Between: Perth and Stratford Housing Corporation Landlord

And

Krystle McKay Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Krystle McKay (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

The application was heard by videoconference on March 25, 2026. The Landlord's agent Leah White, the Tenant's legal representative Aron Van de Kleut, the Tenant, and the Tenant's support person Connie Mayburry, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. Upon receiving 24-hour written notice of entry, the Tenant agrees to not unreasonably refuse the Landlord entry into the rental unit for the purposes of conducting monthly unit inspections.

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 in paragraphs 2, 3, 4, 5, 6, 7, 8, and 9, beginning April 15, 2026 and continuing to April 14, 2027.
2. The Tenant shall not at any time store any combustibles on the surface of the stove, inside of the stove, and within a 0.3 metre (1 foot) perimeter around the stove.

3. The Tenant shall not at any time store any furniture within 0.3 metre (1 foot) of any baseboard heating.
4. The Tenant shall not at any time store any combustibles, except for the furniture referred to in paragraph 3 above, within 1 metre of any baseboard heating.
5. The Tenant shall ensure a 1 metre clear access to the exits in every room including without limitation all windows and doors (the "Access Route"). The Access Route shall be clear of any and all obstructions from floor through to ceiling to ensure a safe means of egress/access for the occupants and/or any emergency responders.
6. The Tenant shall not at any time tamper, disconnect, or alter in any manner the smoke alarms for any reason.
7. The Tenant shall maintain a clear and unobstructed working area from floor to ceiling around the electrical panel.
8. The tenant shall practice safe smoking within the unit. Specifically, the Tenant shall not place ashtrays above garbage cans, on combustible materials (cushions, towels), and shall not secure ashtrays to bedposts.
9. The Tenant shall maintain the rental unit at a Level 3 or less on the Clutter Scale referenced in Schedule 1 of this order.
10. If the Tenant fails to comply with any of the conditions set out in paragraphs 2-9 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.
11. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
12. If the Tenant does not pay the Landlord the full amount owing on or before March 24, 2027, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2027 at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Sandra Sabourin
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

Schedule 1