



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

File Number: LTB-L-105532-25

In the matter of: 810, 33 MEMORIAL DRIVE
BRANTFORD ON N3R5R8

Between: Escarpment Terrace Limited Landlord

And

Evelyn Maryanne Rose Tenant

Escarpment Terrace Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Evelyn Maryanne Rose (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 mediated by videoconference on March 26, 2026.

The Landlord's Legal Representative, Jackie Struthers, attended on behalf of the Landlord.

The Tenant attended with Legal Representative, Ian Aitken.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. With proper notice, the Landlord will conduct periodic inspections of the rental unit to ensure compliance with the terms below.
2. The first inspection will take place during the 1st week of May 2026, with subsequent inspections thereafter throughout the 12 months following the date of this order.

On consent, it is ordered that:

1. For a period of 12 months from the date of this order, the Tenant shall maintain the rental unit in a state of ordinary cleanliness in order to comply with health and safety standards

and to ensure that the unit is accessible for any pest control treatments or medical emergencies.

2. On or before April 30, 2026, the Tenant shall reduce clutter and remove all garbage from the rental unit in order to bring the unit to a state of ordinary cleanliness.
3. If the Tenants fail to comply with the condition set out in paragraphs 1 or 2 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 Tenants. 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 Tenants.
4. On or before April 30, 2026, the Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Angela McLaughlin
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.