



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

File Number: LTB-L-001682-26

In the matter of: 512, 31 PENETANG ST
BARRIE ON L4M 6E8

Between: Barrie Municipal Non-Profit Housing Corporation Landlord

and

Lusiana McLeod Tenant

Barrie Municipal Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lusiana McLeod (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 scheduled for a videoconference hearing on April 8, 2026.

The Landlord's Agent Ashley Sutherland and the Tenant engaged in private settlement discussions on the day of the hearing. The parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation. The Tenant did not receive legal advice about this matter.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord will conduct monthly inspections of the rental unit until May 2027.
- 2) The Tenant may leave her winter tires on the rental unit balcony in bags.
- 3) The Landlord will provide referrals to organizations and/or services that may assist the Tenant and the Tenant will accept these referrals.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant will bring the rental unit in a state of ordinary cleanliness on or before June 1, 2026, including but not limited to:
 - a. No excessive clutter in the rental unit, including the balcony area;
 - b. The balcony shall not be used for storage (except the winter tires);
 - c. The floors of the rental unit shall be kept clean and uncluttered;
 - d. The kitchen and countertops shall remain uncluttered;
 - e. The toilet, bathtub and sinks shall be kept clean;
 - f. All food, including pet food, shall be stored in appropriate containers to prevent attraction of pests;
 - g. All rental unit doors will open and close without obstruction.
3. The Tenant will maintain the state of ordinary cleanliness as noted above for a period of one (1) year until May 31, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 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 on or before April 10, 2026.
6. This order is in full and final settlement of this application.

April 13, 2026
Date Issued

Denise Hannivan
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.