



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-079410-25-SA-RV

In the matter of: 1, 888 ALPHA ST
OWEN SOUND ON N4K3Z5

Between: Grey County Housing Landlord

And

Sherry Garland (Specht) Tenant

REVIEW ORDER

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Sherry Garland (Specht) (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 21, 2025, with respect to application LTB-L-039751-25.

The Landlord's application was resolved by order LTB-L-079410-25, issued on September 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-079410-25 on October 14, 2025.

This motion was heard by videoconference on January 6, 2026. Only the Landlord's agent attended the hearing.

The Tenant's motion was denied and resolved by order LTB-L-079410-25-SA issued on January 9, 2026.

On February 26, 2026, the Tenant requested a review of the motion to set aside order LTB-L-079410-25-SA issued January 9, 2026, and that the order be stayed until the request to review the order is resolved.

On February 26, 2026, interim order LTB-L-079410-25-SA-RV-IN was issued, staying the order issued on January 9, 2026, and sending the application to a review hearing.

The Tenant's review hearing was scheduled for April 7, 2026, the Landlord's legal representative, Amy Young and the Tenant Sherry Garland (Specht) attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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.

The parties agreed that:

1. The request to review order LTB-L-079410-25-SA issued on January 9, 2026, is granted.
2. Order LTB-L-079410-25-SA issued on January 9, 2026, is cancelled and is replaced by this order.
3. The Landlord will conduct an inspection of the rental unit every 3 months for a period of 12 months starting on April 7, 2026, through to and including Apr 6, 2027.
4. The first inspection under this agreement will take place July 7, 2026, between the hours 1:00pm – 3:00pm. The parties will agree on the following inspection date at that time.

It is ordered on consent that:

1. The request to review order LTB-L-079410-25-SA issued on January 9, 2026, is granted.
2. Order LTB-L-079410-25-SA issued on January 9, 2026, is cancelled and is replaced by the following:
3. The tenancy between the Landlord and the Tenants continues if, the Tenants meet the conditions set out below.
4. The Tenant shall maintain the rental unit and outdoor patio area in a regular state of cleanliness and free from hazards that may pose a fire or health hazard for the period of 12 months starting April 7, 2026, and ending on April 6, 2027.
5. If in the course of an inspection, the Landlord finds the Tenant has breached the condition in paragraph 4 of this order, they will notify the Tenant of the potential breach in writing by posting the notice on the door of the rental unit (the "Notice").
6. Upon receipt of the Notice, the Tenant will have 10 calendar days to remedy the issues contained the Notice.

7. If the Tenant fails to comply with the condition set out in paragraph 6 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.

April 17, 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.