



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109552-25

In the matter of: 516, 95 CONCESSION ST
CAMBRIDGE ON N1R6X2

Between: Regional Municipality of Waterloo Landlord

And

Trevor Winter Tenant

Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Trevor Winter (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 heard by videoconference on April 13, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Agent Lynda Gourlie, The Tenant's supports Meghan Salisbury and Julia Wilson and the Tenant Trevor Winter participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the filing fee of \$186.00.
2. Parties agree that either the Starling agency or the Landlord's contractor will assist Tenant with securing crisis cleaning services by July 31, 2026.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below starting May 1, 2026, and continuing for the duration of the tenancy:
 - a) Tenant shall ensure that the rental unit is maintained in a standard of ordinary cleanliness and in compliance with safety regulations, resolving the issues that led to

the service of the N5 notice of termination. This includes but is not limited to maintaining the rental unit in a state of reasonable cleanliness and in accordance with municipal by-law.

- b) Remove and refrain from storing items on top of the stove.
 - c) Maintain a clearance of at least one metre between combustibles and all baseboard or other heaters.
 - d) Ensure that all exits and access routes remain unobstructed.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 20, 2026
Date Issued

Monique Browne
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.