



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

File Number: LTB-L-108166-25

In the matter of: 02, 1481 LIMBERLOST RD
LONDON ON N6G2C7

Between: London and Middlesex Community Housing Landlord

And

April 15, 2026

Charlee Powless

John Russett

Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Charlee Powless (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 to be heard by videoconference on April 9, 2026. The Landlord's representative, Shieaba Sadat, and the Tenant, Charlee Powless attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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.

2. For a period of 18 months, commencing the date of this order, the Tenant shall comply with the following conditions as follows:
 - a. The Tenant shall ensure that all kitchen and bathroom fixtures are clean, sanitary, and usable for their intended purposes;
 - b. The Tenant shall ensure that all pathways within the rental unit, including hallways and access to all rooms, are maintained at a minimum width of 2.5 feet and remain clear of obstruction;
 - c. The Tenant shall ensure that all interior doors can fully open and close without obstruction;
 - d. The Tenant shall not accumulate or store combustible materials or excessive clutter that may pose a fire hazard;
 - e. No combustible materials shall be stored within 18 inches of any heat source, including baseboard heaters or appliances;
 - f. The Tenant shall not store more than two full garbage bags within the rental unit at any time and shall dispose of garbage in accordance with the lease and the Landlord's instructions;
 - g. The Tenant shall eliminate and prevent foul odours caused by garbage, spoiled food, mold, or other unsanitary conditions
 - h. The Tenant shall not use extension cords in an unsafe manner, including daisy-chaining;
 - i. The Tenant shall permit, upon lawful notice, the Landlord to inspect the rental unit to confirm compliance with this Order;
 - j. The Tenant shall permit, upon lawful notice, cleaning services, pest control, or other support services to attend the rental unit where reasonably required; and
 - k. The Tenant shall cooperate with any reasonable supports offered by the Landlord to assist in maintaining the rental unit.
3. On or before June 30, 2026, the Tenant shall:
 - a. Remove all garbage, waste, and debris from the rental unit;
 - b. Ensure all floors and surfaces are cleared; and;

- c. Bring the rental unit into compliance with the conditions set out in paragraph 2.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 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.
6. If the Tenant does not pay the Landlord the full amount owing on or before April June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2026 at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

John Russett
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 27, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.