



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

File Number: LTB-L-003935-26

In the matter of: 82 BRIDLE PATH
LONDON ON N5Y2H2

Between: Kipps Lane Property Management Landlord

And

Jimmie May Tenant

Kipps Lane Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jimmie May (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 17, 2026. The Landlord's legal representative, Emanuel Rojas, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

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 for a period of one year from the date of this order.
2. The Tenant shall fully clear and declutter all bedrooms, the kitchen, breakfast area, washroom, living room and hallways in such a manner that does not block egress or obstruct safe movement within the unit on or before June 17, 2026.
3. The Tenant shall maintain the unit in a sanitary condition which does not pose any health or safety concerns.

4. The Tenant shall allow the Landlord to inspect the unit once every two months, with the proper notice of entry provided prior to the inspection, the earliest inspection date will be June 17, 2026.
5. Where the Landlord has given the proper notice of entry to the Tenant, the Tenant shall not cancel, delay or interfere with the scheduled inspections or treatments.
6. The Tenant agrees to allow photographs to be taken during inspections.
7. The Tenant agrees not to deny access to any part of the rental unit during inspections.
8. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 7 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
9. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before May 1, 2026.

April 22, 2026
Date Issued

Sonja Richter

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.