



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-091390-25-SA-RV

In the matter of: 30, 16 Tracey Park Dr
Belleville ON K8P4R5

Between: Tracey Park Property Management Inc. Landlord

And

Kris Lewis Tenant

Tracey Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kris Lewis (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued on September 25, 2025, with respect to application LTB-L-041767-25.

The Landlord's application was resolved by order LTB-L-091390-25, issued on November 4, 2025. This order was issued without a hearing being held.

On November 18, 2025, the Tenant filed a motion to set aside order LTB-L-091390-25.

This motion was heard by videoconference on December 11, 2025. Only the Landlord's Legal Representative Luisa Goncalves attended the hearing. The Tenant's motion was dismissed as abandoned in order LTB-L-091390-25-SA issued on December 17, 2025.

On January 20, 2026, the Tenant requested a review of order LTB-L-091390-25-SA. On January 21, 2026, interim order LTB-L-091390-25-SA-RV-IN was issued.

The review request was heard by videoconference on February 11, 2026. Both parties attended the hearing. Interim order LTB-L-091390-25-SA-RV-IN2 issued on March 20, 2026, granted the review request and directed that the application be heard *de novo*.

The *de novo* hearing was held on April 22, 2026.

The Tenant, the Tenant's Legal Representative Sharon Powell, and the Landlord's Legal Representative Emanuel Rojas attended the hearing.

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

Agreed Facts:

1. The Landlord will not inspect the rental unit until after June 22, 2026. The Landlord will provide the Tenant 72 hours' written notice prior to entering the rental unit for inspections. Inspections will be scheduled in September 2026, November 2026, January 2027, and March 2027.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-091390-25, issued on November 4, 2025, is granted.
2. Order LTB-L-091390-25, issued on November 4, 2025, is set aside and cannot be enforced.
3. The consent order issued on September 25, 2025, with respect to LTB-L-041767-25 is amended as follows.
4. For a period of one year starting April 24, 2026, the Tenant shall:
 - Maintain the rental unit in a state of ordinary cleanliness;
 - Ensure that no clutter impedes entry or exit to any room in the rental unit; and
 - Ensure there is no exposed food or garbage in the rental unit.
5. For a period of one year starting April 24, 2026, the Tenant shall not:
 - Conduct unauthorized repairs in the rental unit; or
 - Cause undue damage in the rental unit or residential complex.
6. If the Tenant fails to comply with the conditions set out in paragraphs 4 and 5 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 24, 2026
Date Issued

Kate Sinipostolova
Member, 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.