



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104560-25

In the matter of: 232 REYNOLDS AVE
PEMBROKE ON K8A7V2

Between: Renfrew County Housing Corporation Landlord

And

Jackie Wittke Tenant

Renfrew County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jackie Wittke (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 19, 2026.

The Landlord and the Tenant attended the hearing.

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 consequences of the joint submission.

The parties agree:

1. The Tenant confirms engagement with Family and Children's Services ("FCS") and shall follow all daily and weekly tasks set out in the FCS support plan, participate in weekly check-ins with FCS, sign and maintain any consents required to permit ongoing communication between FCS and the Landlord, ensure that FCS provides the Landlord with a copy of the support /cleaning plan.
2. A dumpster will be provided to the Tenant by FCS on or about April 1, 2026, with placement coordinated with the Landlord.
3. The Tenant shall use the dumpster to remove excess belongings, garbage, and debris from the unit in a timely manner.

4. The Tenant shall reduce the number of cats in the unit to no more than two (2) on or before April 30, 2026. The Tenant shall ensure the remaining two (2) cats are spayed or neutered as soon as possible.
5. The Landlord shall make reasonable efforts to provide advance notice of anticipated inspection dates to allow coordination with FCS.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall maintain the rental unit in a clean, sanitary, and safe condition at all times and in compliance with the *Residential Tenancies Act*, 2006 (the 'Act').
3. The Tenant shall complete all cleaning tasks as outlined in the FCS plan. The Tenant shall remove garbage and debris from the unit on a regular basis in accordance with the tenancy agreement and municipal by-laws, and not permit the accumulation of garbage, debris, or unsanitary conditions within the unit, as well as the front and back yards.
4. The Tenant shall maintain litter boxes in a sanitary condition and not permit the accumulation of animal waste.
5. The Tenant shall ensure that animals do not contribute to unsanitary or unsafe conditions in the unit.
6. The Tenant shall remedy all identified fire safety concerns in the rental unit on or before April 30, 2026.
7. The Tenant shall permit the Landlord to enter and inspect the unit upon at least 24 hours' written notice.
8. The Tenant shall comply with the conditions set out in paragraphs 1 to 7 of this order from the date of this order up to and including April 23, 2031.
9. If the Tenant fails to comply with the conditions set out in paragraph 1 to 8 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

Joshua Labbe
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.