



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-021664-26

In the matter of: 1006, 840 MONTREAL RD
OTTAWA ON K1K4W3

Between: Claridge Homes (Rockcliffe Mews) LP Landlord

And

Lidia Chyla Tenant

Claridge Homes (Rockcliffe Mews) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Lidia Chyla (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 21, 2025 with respect to application LTB-L-052793-25.

A hearing was held by videoconference on April 27, 2026 to consider this application.

The Landlord's Legal Representative, Alex Grant, the Landlord's Agent, Michelle Taylor, and the Tenant's Agent, Tom Chyla, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The parties agree that the Tenant can terminate the tenancy on 30 days notice instead of 60 days notice.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Beginning May 1, 2026 up to and including April 30, 2027, the Tenant shall keep the rental unit in an ordinary state of cleanliness. Additionally, the Tenant shall adequately prepare for any pest control treatments and allow entry to the Landlord for any pest control treatments required in the rental unit.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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. The Landlord shall notify the Tenant's Agent at tchyla1@yahoo.com, and allow the Tenant seven days to rectify the breach, prior to filing an L4 application.

4. Prior to an inspection of the rental unit, the Landlord shall provide the Tenant's Agent at tchyla1@yahoo.com with at least 24 hours notice.

May 5, 2026
Date Issued

Vicky Liu
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.