



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

**File Number:** LTB-L-006026-26 (L2)  
LTB-T-088627-25 (T6)

**In the matter of:** 02, 354 COLLINGWOOD ST  
SARNIA ON N7T6N4

**Between:** Mutual Property Management Landlord

**And**

Steven Toneri Tenant

### Landlord's Application

Mutual Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Toneri (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 (L2 application).

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

### Tenant's Application

The Tenant applied for an order determining that the Landlord failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

The parties' applications were heard together by videoconference on April 29, 2026. The Landlord's legal representative Kristen Jarvis, the Landlord's agent Catherine Halsall, the Tenant's legal representative Melissa Bradley, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in application LTB-L-006026-26 (L2) and the Tenant's application for maintenance LTB-T-088627-25 (T6).

### **Agreed Facts:**

1. The Tenant agrees to restore the unit to a state of ordinary cleanliness in accordance with section 33 of the Act by July 1, 2026, and maintain it in a state of ordinary cleanliness.

2. The Tenant agrees to prepare the unit for all pest control treatments by complying with the pest control treatment preparation instructions that are issued by the Landlord.
3. The parties agree that the Landlord will conduct an inspection of the rental unit on July 2, 2026.
4. The Landlord agrees to waive the application filing fee.
5. The Tenant agrees to withdraw their application bearing file number LTB-T-088627-25 (T6 application).

**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 starting July 1, 2026 and continuing to June 30, 2027.
2. The Tenant shall restore the rental unit to a state of ordinary cleanliness by July 1, 2026, free of excessive clutter and debris and in accordance with section 33 of the Act.
3. The Tenant shall clean the unit of clutter, debris, garbage, food waste, animal droppings, clothes, and other personal items on the floor by July 1, 2026.
4. The Tenant shall maintain the rental unit at a Level 2 or less on the Clutter Scale referenced in Schedule 1 of this order.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, or 4 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.
6. The T6 application (LTB-T-088627-25) is withdrawn.
7. As a result of this order, a hearing for the T6 application (LTB-T-088627-25) will not be scheduled.

**May 6, 2026**  
**Date Issued**

---

Sandra Sabourin  
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.

## **Schedule 1**