



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-011450-26-AM

In the matter of: 408, 247 BRIDGE ST W
BELLEVILLE ON K8P4S1

Between: Hastings Local Housing Corporation Landlord

And

Shelley Votary Tenant

The amended order is issued to correct a clerical error in the original order issued on May 1, 2026. The amended order is being issued to correct the payment due in paragraph 4 (b) of this order. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shelley Votary (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

Prior to the hearing date, on April 24, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Tenant, and the Landlord's Agent, Christine LeBlanc, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 24-months from the date of this order:

2. Bring the unit to state ordinary cleanliness by doing the following on or before June 4, 2026:
 - a) Reduce and maintain the amount of combustibles to no higher than three feet (3 ft)
 - b) Provide a minimum of 1 meter clearance of combustible material to all ignition sources (stove hot water tank, furnace and heaters).
 - c) Provide and maintain a minimum aisle width of 1 meter in all access to exits throughout the unit and around all exit doors.
 - d) Ensure compliance with the Lease by not allowing any activity or permitting any condition to exist in the leased premise which may create a fire hazard.
3. If the Tenant fails to comply with the conditions set out in paragraph 3 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - a) Thirty (30) dollars on or before last day of each month starting May 31, 2026 up to and including September 30, 2026.
 - b) **Thirty-six (36)** dollars on or before October 31, 2026.
5. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 4 above, the Tenant will start to owe interest the next day following a default in payment. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

May 1, 2026

May 8, 2026
Date Issued

Michelle Forrester
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.

