



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007821-26

In the matter of: 2, 537 CONFEDERATION ST
SARNIA ON N7T2C1

Between: 1001288011 Ontario Inc. Landlord

And

Jeremy Bleich Tenants
Lynette McMillan

1001288011 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Bleich and Lynette McMillan (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

The application was scheduled to be heard by video conference on May 7, 2026. Before the start of the hearing, the Landlord's Representative, Kundai Govereh and the Tenants advised that the parties had reached an agreement. The Tenants declined their opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The parties will reference the Clutter Image Rating Scale and agree that ordinary cleanliness is level 1.

- b) The Landlord will not conduct inspections or pest control treatments on Mondays or Wednesdays.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of twelve (12) months starting May 7, 2026, to May 6, 2027, inclusive, the Tenants shall maintain the rental unit in a state of ordinary cleanliness.
3. For a period of twelve (12) months starting May 7, 2026, to May 6, 2027, inclusive, the Tenants shall fully and properly prepare the unit for pest control treatments when requested.
4. For a period of twelve (12) months starting May 7, 2026, to May 6, 2027, inclusive, the Tenants shall allow entry to the Landlord's staff and third-party contractors when proper notice is provided.
5. If the Tenants fail to comply with the conditions set out in paragraphs 2, 3 and/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 Tenants. 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 Tenants.
6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Sarah Visnovec
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.