



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008019-26

In the matter of: 88 BRIDLE PATH
LONDON ON N5Y2H2

Between: Kipps Lane Property Management Inc. Landlord

And

Meaghan Sheila Marie Tousignant Tenant

Kipps Lane Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Meaghan Sheila Marie Tousignant (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

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

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer/Hearings Officer Michelle Forrester.

The Landlord's Legal Agent, Sarah Labadie, and the Tenant, 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 12-months from the date of this order:
 - a) The Tenant agrees to maintain the yard in a clean and sanitary condition, including but not limited to the removal of large accumulations of dog feces, garbage bags, and any derelict items.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. The Tenant acknowledges and agrees that the Landlord may photograph the backyard at intervals of every two (2) weeks, without prior notice, for the purpose of monitoring compliance with maintenance obligations.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

May 15, 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.