



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083841-25

In the matter of: Apt 3, 3445 NAVAN RD
NAVAN ON K4B1H9

Between: Nancy Cleroux Landlord

And

Carrie Plumb Tenant

Nancy Cleroux (the 'Landlord') applied for an order to terminate the tenancy and evict Carrie Plumb (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant has been persistently late in paying the Tenant's rent.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 14, 2026.

The Landlord, the Landlord's legal representative, Ahmad Alzameli and the Tenant attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following consent.

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.
2. Within 10 days from the date of the hearing, the Tenant shall remove their personal belongings from the backyard and the porch as it relates to the N5 notice of termination.

3. 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.
4. The Landlord withdraws their claim with respect to the Tenant persistently paying their rent late.
5. The Landlord also waived the payment of the filing fee associated with this application.

May 25, 2026
Date Issued

Curtis Begg
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.