



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013064-26

In the matter of: 205, 1191 LILLIAN AVE
WINDSOR ON N9A1V6

Between: 1969543 Ontario Inc. c/o MARDA Management inc. Landlord

And

Noreen Pomeroy Tenant

1969543 Ontario Inc. c/o MARDA Management inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Noreen Pomeroy (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

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Kira Passell, the Tenant's representative, Elizabeth Stiers, and the Tenant Noreen Pomeroy.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant owes to the Landlord the sum of \$2,500.00 representing costs related to damages in the rental unit.
2. On or before July 31, 2026, the Tenant shall clean and declutter the rental unit to the satisfaction of the Landlord.
3. If the Tenant does what is agreed to in paragraph 2 of this order, then the Landlord agrees to waive the amount in paragraph 1 in full.
4. If the Tenant does not do what is agreed to in paragraph 2 of this order, then the Tenant shall pay the amount in paragraph 1 on or before August 1, 2026.

5. For the period commencing August 1, 2026 to July 31, 2027 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall maintain the unit in reasonable condition free from clutter and in an acceptable condition of cleanliness acceptable to the Landlord and in compliance to the lease agreement.
6. If the Tenant fails to comply with the conditions set out in paragraph 2 or paragraph 5 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 outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order, shall become payable on the day following the date of default. 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.
7. This Order on Consent is in full and final settlement of this application.

May 26, 2026
Date Issued

Ryan Gacnik
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.