



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-099265-25

In the matter of: 124, 345 St. Georges Ave
Sault Ste. Marie ON P6B5N6

Between: Sault Ste. Marie Housing Corporation Landlord

And

Daniel Bowdery Tenant

Sault Ste. Marie Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Bowdery (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 26, 2026.

The Landlord's representative Alison Brookes and the Tenant's representative Riley Bertin attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. For the remainder of the tenancy, the Tenant shall not smoke inside the rental unit.
2. For the remainder of the tenancy, the Tenant shall keep his stovetop free of debris and garbage.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 2 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. I make no finding as to whether an application under section 78 would succeed in respect of a contravention of paragraph 2, given that the notice of termination underlying this

application did not allege anything related to debris and garbage on a stovetop. I leave that question to be determined if and when such application is filed.

June 3, 2026
Date Issued

Dale Whitmore
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.