



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011011-26

In the matter of: 608, 235 REBECCA ST
HAMILTON ON L8R3H4

Between: 235 REBECCA STREET LIMITED Landlord
Good Shepherd Non Profit Homes

And

WAYNE VOORTHUYZEN Tenant

235 REBECCA STREET LIMITED and Good Shepherd Non Profit Homes (the 'Landlord') applied for an order to terminate the tenancy and evict WAYNE VOORTHUYZEN (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.

This application was scheduled to be heard by videoconference on May 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Lindsay Faria, the Landlord's Agents Jillian Bennet and Sheron Don, the Tenant and the Tenant's Supports Victoria Iro & Amanda Vanmittelli were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
2. The Tenant will ensure that cigarette butts are properly extinguished and properly disposed.
3. The Tenant will not attempt to self-treat the unit for pests.

4. At the expense of Landlord Good Shepherd Non Profit Homes, the parties will have a meeting were the Landlord's pest control technicians attend the rental unit to review with the Tenant how to properly prepare for pest control treatment.
5. The Landlord will conduct a unit inspection on Friday, June 05, 2026, to inspect the state of cleanliness in the rental unit.

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. For a period of 1-year, commencing June 08, 2026, up to and including June 07, 2027, the Tenant shall comply with all pest control preparation instructions and treatments provided by the Landlord.
3. If the Tenant fails to comply with the conditions set out in paragraph 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. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The Tenant shall pay the amount set out in paragraph 4 on or before July 01, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 01, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 02, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

June 1, 2026
Date Issued

Adam Rogers
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.