



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-023213-26

In the matter of: 108, 245 Bridge Street West
Belleville ON K8P1K4

Between: Tammy Keegan Tenant

And

Hastings County Housing Landlord

Tammy Keegan (the 'Tenant') applied for an order determining that Hastings County Housing (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The application was heard by videoconference on May 26, 2026. The Tenant and the Landlord's agents Chelsea Lajoie and Michelle Lang attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant agrees to allow the Landlord or its vendors access to the rental unit for the purpose of sealing the rental unit, provided 24-hour written notice of entry is given.

On consent of the parties, it is ordered that:

1. On or before June 9, 2026, the Landlord shall have the Tenant's unit professionally sealed for the purpose of reducing or eliminating odors emanating from adjacent units.
2. If the Landlord does not complete the professional sealing on or before June 9, 2026, then the Tenant is authorized to deduct from the monthly rent \$2.29 for each day the unit is not professionally sealed beginning June 10, 2026 until that work is complete.

3. If the Tenant does not permit the Landlord access to the rental unit for the purpose of conducting the professional sealing, then the Tenant will not be entitled to the rent abatement pursuant to paragraph 2.

June 2, 2026
Date Issued

Sandra Sabourin
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.