



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023662-26

In the matter of: 302, 455 SANDYS ST
CHATHAM ON N7L4H2

Between: 9534-0501 Quebec Inc. Landlord

And

Ken Erickson Tenant

9534-0501 Quebec Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ken Erickson (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 heard by videoconference on June 2, 2026. The Landlord's legal representative, Christine Stewart, the Tenant and the Tenant's legal representative, Kim Binder were present.

The parties reached consent and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed that:

- The Tenant agreed to not leave any garbage or cat litter box outside his rental unit and/or in the hallway.
- The Tenant agreed to keep his rental unit free of garbage and odour.
- The parties agreed that Tenant does not have any designated parking spot, and he may park on one of the available non-accessible parking spots.
- The Tenant agreed to not use two parking spots for one vehicle, it is considered improper parking.

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 for the duration of the Tenancy.
2. The Tenant shall only park in one of the available non- accessible parking spots.
3. The Tenant shall refrain from parking in non-designated parking areas on the residential complex, and he shall not block emergency access.
4. The Tenant shall refrain from leaving his cat/s unattended in the common areas of the residential complex including but not limited to the 3rd Floor.
5. If the Tenant fails to comply with the conditions set out in paragraph 2,3 or 4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The Tenant shall pay to the Landlord the amount in paragraph 6 of this order in accordance with the following schedule:
 - \$31.00 per month, starting on July 1, 2026, up to and including December 1, 2026.
8. If the Tenant does not pay the Landlord the full amount in accordance with paragraph 7 of this order, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Maryam Cooper
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.

