



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011813-26

In the matter of: 4, 421 FRONT
STIRLING ON K0K3E0

Between: Stirling Apartment Property Inc. Landlord

And

Justin Trout
Christina Leblanc Tenants

Stirling Apartment Property Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Trout and Christina Leblanc (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants remained in the unit after the termination date.

The application was heard by videoconference on June 2, 2026. The Landlord's legal representative Luisa Dias Goncalves and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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 Tenants agree to allow the Landlord entry into the unit for the purposes of conducting inspections once every two months, provided that 24-hour written notice is given.
2. The Tenants agree to allow the Landlord to take photographs during unit inspections.
3. The Landlord agrees to provide the Tenants with two weeks notice prior to filing an L4 application, for the purpose of giving the Tenants an opportunity to bring the unit into compliance.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below starting July 6, 2026 and continuing to July 5, 2027.
2. The Tenants shall restore the rental unit to a state of ordinary cleanliness by July 6, 2026, accordance with section 33 of the *Residential Tenancies Act, 2006* (the 'Act') by removing clutter and/or organizing excessive items within the rental unit.
3. The Tenants shall maintain the unit at a Level 2 or less on the Clutter Scale referenced in Schedule 1 of this order.
4. The Tenants shall ensure that the cat urine and litter smell does not permeate outside of the rental unit.
5. If the Tenants fail to comply with the conditions set out in paragraphs 2, 3, or 4 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants. 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 Tenants.
6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 9, 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.

Schedule 1