



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013976-26

In the matter of: 6, 12 TRACEY PARK DR
BELLEVILLE ON K8P4R5

Between: Tracey Park Property Management Inc. Landlord

And

Valerie Leeman Tenant

Tracey Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Leeman (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 application was heard by videoconference on June 2, 2026. The Landlord's legal representative Luisa Dias Goncalves and the Tenant 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 Tenant agrees to pay to the Landlord \$255.45, which represents the outstanding water utility charges up to June 2, 2026.
2. The Tenant agrees to pay the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$127.72 on or before June 5, 2026; and
 - A final payment of \$127.73 on or before June 12, 2026.
3. The Tenant agrees to provide proof of vaccination status for her dogs to the Landlord, upon request.
4. Upon receiving 24-hour written notice of entry, the Tenant agrees to allow the Landlord entry into the unit for the purpose of inspection once every two (2) months.

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 in paragraphs 2 and 3 starting June 30, 2026 and continuing to June 30, 2027.
2. The Tenant shall restore the rental unit to a state of ordinary cleanliness by June 30, 2026, in accordance with section 33 of the *Residential Tenancies Act, 2006* (the 'Act'). Specifically, the Tenant shall bring the unit into compliance by completing the following:
 - a) Clean and declutter the laundry room; and
 - b) Clean the unit so that no unpleasant odors emanate from the rental unit.
3. The Tenant shall maintain the unit in a state of ordinary cleanliness, free of excessive clutter and unpleasant odors that emanate from the rental unit.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 of this order, the Landlord may apply under section 78 of 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - A payment of \$93.00 on or before June 19, 2026; and
 - A payment of \$93.00 on or before June 26, 2026.
7. If the Tenant does not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Act. The Landlord has the right to collect the balance outstanding under this Order.

June 10, 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.