



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-018298-26

In the matter of: 790 16TH ST A W
OWEN SOUND ON N4K4B2

Between: Grey County Housing Landlord

And

Gelena Depencier Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Gelena Depencier (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the LTB on April 24, 2025 with respect to application LTB-L-104027-24.

A hearing was held by videoconference on April 14, 2026 to consider this application.

The Landlord's Legal Representative Amy Young and the Tenant Gelena Depencier attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The previous order issued on April 24, 2025, with respect to LTB-L-104027-24 is amended as follows:
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant shall comply with any and all fire regulations relating to combustibles within the rental unit and residential complex for a period of 1 year from the date of issuance of this order.
4. The Tenant shall refrain from removing any electrical outlet covers for the period of one year from the date of issuance of this order. If outlet covers are removed, the Tenant shall notify Grey County Housing within one week of the date of removal.

5. The Tenant shall not put holes in the drywall or doors of the rental unit for the period of one year from the date of issuance of this order. If holes in the drywall or doors of the rental unit occur, the Tenant shall notify housing Grey County Housing within one week from the date of the incident causing the damage.
6. The Tenant shall be responsible to rectify any colouring on the rental unit walls and/or doors. The Tenant shall notify Grey County Housing within one week of any incident causing damage.
7. The Tenant shall keep the exterior property in a reasonable state of cleanliness for the period of one year from the date of issuance of this order.
8. The Tenant shall report all maintenance issues to the Landlord within one week of the date the issue first becomes known to the Tenant for the period of one year from the date of issuance of this order.
9. The Tenant shall restore the rental unit to a reasonable state of cleanliness by June 1, 2026.
10. If the Tenant fails to comply with the conditions set out in paragraphs 3 through 9 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.

June 12, 2026
Date Issued

Kyle Anderson
Member, 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.