



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023993-26

In the matter of: 709, 435 WILSON AVE
KITCHENER ON N2C2R9

Between: Drewlo Holdings Inc. Landlord

And

Marilyn Dawe Tenant

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marilyn Dawe (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 10, 2026.

Tara Caughey appeared as agent for the Landlord. Susan Pelton appeared as the Landlord's legal representative. The Tenant attended the hearing and was assisted by Lisa Thompson.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The Tenant shall restore the rental unit to a state of reasonable cleanliness on or before July 1, 2026.
2. The Tenant shall maintain the unit in a state of reasonable cleanliness for a period of 12-months, commencing July 1, 2026 and concluding June 30, 2027.
3. The Tenant shall in no way interfere with the Landlord inspecting her unit over the next 12-months upon her receipt of proper legal notice of entry. The Landlord will inspect according to the following schedule:
 - a) Weekly from July 1, 2026 to August 31, 2026.
 - b) Bi-weekly from September 1, 2026 to June 30, 2027.

4. If the Tenant fails to comply with the conditions set out in paragraph 1-3 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026 at 4.00% annually on the balance outstanding.

June 16, 2026

Date Issued

Andrew Rowell

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.