



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-061909-25

In the matter of: 2, 89 CHESLEY AVE
LONDON ON N5Z2C3

Between: Marvest Properties Landlord

And

Amy Scott Tenant

Marvest Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Amy Scott (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.

The Landlord's agent Paul Kash, the Landlord's Legal Representative Carmen Dawdy and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order:

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.
2. The parties agree that on or before June 30, 2026, the Landlord shall remove any items from the residential complex's back yard and basement, which are not in possession of the Tenant.
3. Once completed, on or before July 31, 2026, the Tenant shall remove all her own garbage and debris from the backyard of the residential complex. The cleanup shall be completed to a reasonable standard, ensuring that the area is free of loose waste, discarded materials and any items that may pose a health or safety hazard.
4. The Tenant is permitted to organize appropriate items for storage in the back yard shed, and the unit's basement should the need be warranted to utilize those spaces.
5. The Tenant agrees to ensure that the back yard of the residential complex shall remain in a state of reasonable cleanliness for a period of one year (June 18, 2027).

6. If the Tenant fails to comply with the conditions set out in paragraphs 3 and 5 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 19, 2026
Date Issued

Jagger Benham
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.