



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-034075-26-SA

In the matter of: 189 MCHARDY CRT
BRAMPTON ON L6Y1H7

Between: Peel Housing Corporation o/a Peel Living Landlord

And

Anmarie Campbell Tenant

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Anmarie Campbell (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 11, 2025 with respect to application LTB-L-029041-25.

The Landlord's application was resolved by order LTB-L-034075-26, issued on April 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-034075-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord's agent, Gabriela Stoica, and the Tenant attended the hearing. The Landlord was represented by Kailee Trigiani. The Tenant was represented by Akina Tamang.

Also in attendance was the Landlord's witness, Errol Aldridge.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-034075-26, issued on April 24, 2026, is granted.
2. Order LTB-L-034075-26, issued on April 24, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 6, 2026 in order LTB-L-078069-25-SA which amends order LTB-L-029041-25 issued on August 11, 2025 is amended as follows:
 1. The clause related to removing the basement bed is struck out.

2. The Tenant shall declutter and clean the rental unit to a state of ordinary cleanliness including the front and rear yards on or before **August 20, 2026**.
- 3.
4. The Tenant shall pay to the Landlord \$3,108.06 for damages to the rental unit.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 as follows:
 - a) \$100.00 on or before the 20th day of each month commencing June 20, 2026 to November 20, 2028
 - b) \$108.06 on or before December 20, 2028.
6. If the Landlord plans to inspect the rental unit on or shortly after **August 20, 2026**, the Landlord will provide the Tenant with the written Notice of Entry at least 48 hours in advance. The Landlord agrees not to conduct any inspection of rental unit prior to **August 20, 2026**, unless there is a maintenance request or an emergency.
7. If the Tenant fails to comply with the conditions set out in this order the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

June 24, 2026
Date Issued

Sonia Anwar-Ali
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.