



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015678-26

In the matter of: 202, 80 ROBINSON ST
HAMILTON ON L8P1Z1

Between: Indwell Landlord

And

Judith Reniewick Tenant

Indwell (the 'Landlord') applied for an order to terminate the tenancy and evict Judith Reniewick (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 15, 2026. The Landlord's agent Zachary Rowley, the Tenant's legal representative Merima Menzildzic, 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 Landlord has provided the following accommodation to the Tenant and agrees to continue providing this accommodation:
 - a. The Landlord agrees to provide the Tenant with notice of entry for the purpose of pest control treatment, as soon as the treatment has been scheduled, but no later than 24-hours prior to the scheduled treatment.
 - b. If the Tenant is required to leave the rental unit so that the pest control treatment can be performed, the Landlord agrees to arrange for a support worker to assist the Tenant.
 - c. The Landlord agrees to make reasonable efforts to communicate the contents of any notice of entry given for the purpose of pest control treatment to the Tenant's support worker.

- d. The Landlord agrees to provide the Tenant assistance with preparing the rental unit for pest control treatments, in the event the Tenant requires assistance.
2. The Landlord agrees to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out in paragraph 2, for a period of 12-months, starting June 15, 2026 and continuing to June 14, 2027.
2. The Tenant shall allow the Landlord entry into the rental unit for the purpose of conducting pest control treatments and shall not willfully or intentionally obstruct the Landlord's ability to perform pest control within the rental unit.
3. As an accommodation, the Tenant shall have the right to reschedule one (1) pest control treatment within any five (5) week period.
4. If the Tenant fails to comply with the condition set out in paragraph 2 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 25, 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.