



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025082-26

In the matter of: 309, 80 KING EDWARD AVE
LONDON ON N5Z3S9

Between: King Edward Apartments Landlord

And

Jennifer Temple Tenant

King Edward Apartments (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Jennifer Temple (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 parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's agent Jaspreet Kaur, and the Tenant participated in the mediation on June 12, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

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. Starting June 12, 2026, and for a 12-month period, the Tenant and/or their guests shall not substantially interfere with the reasonable enjoyment of other Tenants, the Landlord and or agent of the Landlord by complying with the following:
 - a) The Tenant shall always keep the unit in a reasonable and ordinary state of cleanliness.
 - b) The Tenant shall properly prepare the unit for any scheduled pest treatment in accordance with the instructions set out in the pest treatment preparation sheet provided by the Landlord.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 1, 2026.

4. If the Tenant fails to comply with the conditions 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.
5. If the Tenant does not pay the Landlord the full amount owing in paragraph 3 on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026, at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Dillanique Knight
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.