



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006578-26

In the matter of: 210, 1025 KING ST E
CAMBRIDGE ON N3H3P5

Between: Bedford Properties & Estates Ltd. Landlord

And

Stephanie McCabe Tenant

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie McCabe (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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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 22, 2026.

The Landlord's Agent, Thomas Mai, the Landlord's Legal Representative, Howard Levenson, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

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. On or before July 31, 2026, the Tenant shall bring the unit to a safe, clean and reasonable living condition.
3. On or before July 31, 2026, the Tenant shall remove excess items and garbage to a location other than the residential complex.
4. Commencing August 1, 2026 and continuing until July 31, 2028, the Tenant shall maintain the rental unit in a safe, clean and reasonable living condition, and will not engage in hoarding.

5. The Tenant shall allow the Landlord to inspect the rental unit once a month upon receiving proper written notice.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2 to 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.
7. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before August 15, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before August 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 16, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Allana McComb
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.