



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

File Number: LTB-L-025301-25-SA-AM

In the matter of: 306, 45 BUCKINGHAM DR
STRATFORD ON N5A7B7

Between: Perth and Stratford Housing Corporation Landlord

And

Alanna Mulready Tenant

The order issued on June 23, 2025 contained an error that required payments under section 78 when payments were not ordered. This order amends this clerical error for clarification.

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alanna Mulready (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on March 17, 2025 with respect to application LTB-L-077241-24.

The Landlord's application was resolved by order LTB-L-025301-25, issued on April 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025301-25.

This motion was heard by videoconference on June 18, 2025. The Landlord's representative Tina Titsma, and the Tenant represented by James Hildebrand, attended the hearing.

The Landlord consent to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-025301-25, issued on April 11, 2025, is granted.
2. Order LTB-L-025301-25, issued on April 11, 2025, is set aside and cannot be enforced.
3. Order LTB-L-077241-24 is cancelled and replaced with the following:
 - Tenant shall not store or leave any personal items in the hallway or other common areas of the residential complex for any period exceeding five (5) minutes. These areas must remain clear and accessible at all times.

- Tenant shall not alter, replace, or install any locks on the rental unit without prior written authorization from the Landlord.
- Tenant shall permit reasonable access to the unit by the Landlord, property management staff, or authorized contractors when proper notice has been provided in accordance with applicable landlord-tenant laws.
- Tenant shall not allow entry or access to the residential complex, including the rental unit, to any individuals who have been officially trespassed or banned from the premises by the Landlord or property management.
- Tenant shall store no more than two bicycles on the communal bike racks. No bicycle trailers shall be stored in common areas.

Effective June 23, 2025:

- Tenant shall maintain clear and unobstructed entrance and egress routes to and from the unit at all times.
 - Additionally, Tenant shall ensure that no items are placed within one (1) foot of any baseboard heaters to allow for proper operation and reduce fire risk.
 - Tenant shall remove all items from the balcony area, with the exception of:
 - One (1) small table
 - One (1) patio chair
 - One (1) bicycle
 - The balcony shall not be used as a storage location for any other items.
4. In the event the Tenant fails to comply with the conditions set out above, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

Amended: June 29, 2026

June 23, 2025

Date Issued

Greg Joy

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.