



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-015613-26

In the matter of: 204, 95 Ontario Street
Burks Falls ON P0A1C0

Between: Pioneer Mews Inc Landlord

And

Beverley Jean Dunker Tenants
William Stewart Kingsley

Pioneer Mews Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Beverley Jean Dunker and William Stewart Kingsley (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on June 22, 2026.

The Landlord's Agents, Roxanne Collum and Teresa Oliver, the Tenant, Beverly Jean Dunker, and the Tenants' Legal Representative, Jayson R. Swain, attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below for the period July 1, 2026 to June 30, 2027.
2. The Tenants shall maintain the rental unit in a state or ordinary cleanliness to include:
 - a) Not creating conditions (including clutter) that create unacceptable risks in case of a fire or emergency;
 - b) Not creating conditions that support flea or bedbug infestations;
 - c) Not allowing the Tenants' cat to cause physical damage to the rental unit; and
 - d) Not permitting and excessive smells from cat urine.
3. If the Tenants fail 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 Tenants. 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 Tenants.

4. The Landlord shall notify the Tenants' Legal Representative, via email, at least seven (7) days prior to making any application under section 78.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before August 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Curtis Smith
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.