



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016852-26

In the matter of: 5, 450 ATHOL ST
FERGUS ON N1M2R8

Between: Tim Katerburg Landlord

And

Lisa Reynolds Tenant

Tim Katerburg (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Reynolds (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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, the Landlord's Legal Representative, Barrett M. Beaudoin, the Tenant and the Tenant's Legal Representative, Britney Rodgers, attended the hearing.

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:
 - a) The Tenant shall bring the rental unit into a state of reasonable cleanliness, to include the provision of three (3) foot pathways of ingress and egress within the unit, by October 31, 2026; and
 - b) The Tenant shall maintain the rental unit in a state of reasonable cleanliness for the period November 1, 2026 – July 31, 2027.
2. During the maintenance period of November 1, 2026 – July 31, 2027, the Landlord undertakes to provide the Tenant with a caution, if reasonable, if there are concerns about the cleanliness of the rental unit.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

4. The Tenant shall also pay to the Landlord \$93.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

June 29, 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.