



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020202-26

In the matter of: 407, 175 DALHOUSIE ST
BRANTFORD ON N3T2J6

Between: Brantford Phoenix Place Landlord

And

Bradley Spencer Tenant

Brantford Phoenix Place (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Spencer (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on June 23, 2026. The Landlord's legal representative Jackie Struthers, the Landlord's agent Dave Malcolm, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. 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 in paragraphs 2 and 3 starting June 23, 2026 and continuing to June 22, 2028.
2. The Tenant shall maintain the rental unit in a state of ordinary cleanliness at a Level 2 or less on the Clutter Scale attached at Schedule 1.
3. The Tenant shall dispose of garbage and food waste in appropriate garbage disposal bins.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 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. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - A payment of \$93.00 on or before June 30, 2026; and
 - A payment of \$93.00 on or before July 31, 2026.
7. If the Tenant does not make any of the required payments pursuant to paragraph 6 above in full and by the applicable deadlines, the Tenant will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Act. The Landlord has the right to collect the balance outstanding under this Order.

June 29, 2026
Date Issued

Sandra Sabourin
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.

Schedule 1