



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074276-25

In the matter of: 3, 4 KINGS POINT DR
ETOBICOKE ON M8Y1Z4

Between: MLZ Holdings Limited Landlord

And

Brian Goodyear Tenant

MLZ Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Goodyear (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.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's representative, Mark Ciobotaru, the Landlord's Agent, Carl Kennedy and the Tenant attended the hearing and participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.

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:
 - For the duration of the tenancy, the Tenant shall refrain from engaging in behaviours listed in the N5 with specific reference to excessive noise rising to the level of substantial interference that disrupts the reasonable enjoyment of other tenants and/or the Landlord as per section 64 of the *Residential Tenancies Act, 2006*.
2. 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.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before February 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2026, at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Britney Sooknanan
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.