



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

File Number: LTB-L-081179-25-SA

In the matter of: 1212, 18 TRETTI WAY
TORONTO ON M3H0E4

Between: TIPPETT PARK TWO INC. Landlord

And

DANIEL ADAM AWENUS Tenants
GAREY AWENUS

TIPPETT PARK TWO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL ADAM AWENUS and GAREY AWENUS (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 28, 2025 with respect to application LTB-L-085840-24.

The Landlord's application was resolved by order LTB-L-081179-25, issued on October 21, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-081179-25.

This motion was heard by videoconference on January 8, 2026. The Landlord represented by Geoff Paine, and the Tenants represented by Kyle Warwick, attended the hearing.

The Landlord consents 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-081179-25, issued on October 21, 2025, is granted.
2. Order LTB-L-081179-25, issued on October 21, 2025, is set aside and cannot be enforced.
3. Order LTB-L-085840-24 is cancelled and replaced with the following:
4. For the next 24 months, commencing January 8, 2025 and continuing through January 7, 2027, the Tenant, another occupant of the rental unit, or anyone the Tenant permits into the rental unit, shall not cause excessive noise by banging, dragging, or rolling items on the floor of the rental unit.

5. The parties agree the underpadding the Tenant has installed is insufficient. The Tenant shall install underpadding for the arears rugs and runners, a minimum of ½ inch thickness, on or before February 3, 2026.
6. In the event the Tenant fails to meet 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.

January 16, 2026

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.