



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090987-25

In the matter of: 5, 83 GOSFORD BLVD
NORTH YORK ON M3N2G9

Between: Gosford Property Management Inc. Landlord

And

Rudy Noel Lazo Tenants
Edgar David Lazo

Gosford Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rudy Noel Lazo and Edgar David Lazo (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Agent Emanuel Rojas and the Tenant, Edgar David Lazo were present. The Tenant didn't speak with Tenant Duty Counsel. Edgar David Lazo consented on behalf of all tenants

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on Consent that:

1. For a period of twelve months, Starting January 8, 2026 until December 8, 2026, the Tenant, another occupant of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically:
 - a) The Tenants shall maintain the backyard in a clean and sanitary condition at all times, including the daily removal of dog feces and prompt disposal in a sealed bag inside the proper waste bins.

- b) No garbage, broken items or other debris may be stored or left on the ground in the backyard. Only normal outdoor household items; such as small table or chair may remain.
 - c) The Tenants agrees that the Landlord may conduct one photo- documented backyard inspection per month, with 24 hour written Notice of Entry(NOE) provided in advance. The Tenants does not need to be present for these inspections. The photos will only be taken to verify compliance with these terms.
 - d) If dog feces, garbage or debris are found during any monthly inspection, the Tenants will be given 48 hours to remedy the condition.
2. If the Tenants fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
3. The Tenants will pay the filing fee of \$186.00 on or before February 7, 2026.

January 15, 2026

Date Issued

Monique Browne

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.