



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

File Number: LTB-L-105176-25-SA

In the matter of: 804, 1155 QUEEN ST E
BRAMPTON ON L6T0G2

Between: Pathway Housing & Support Services Inc. Landlord

And

Shelly Ann Wisdom Tenant

Pathway Housing & Support Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shelly Ann Wisdom (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on December 8, 2025 with respect to application LTB-L-089471-25.

The Landlord's application was resolved by order LTB-L-105176-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105176-25.

This motion was heard by videoconference on January 22, 2026. The Landlord's representative Daria Berezowska, and the Tenant, who met with Duty Counsel, attended the hearing.

Also in attendance was the Landlord's Community Programs Organizer Joanne Hopkinson and Yansi Dubon, the Landlord's Housing Manager. Both testified at the hearing.

Determinations:

1. On consent, the Tenant was ordered to have the unit deep cleaned in preparation for a scheduled pest control treatment on December 9, 2025. The Tenant was to ensure the unit is properly prepared for all future pest control treatments.
2. VHA was scheduled to prepare the unit for the pest control treatment on December 9th and do a deep cleaning. The Tenant restricted access to areas of the unit. As a result, the unit could not be properly and effectively treated. Since July the Landlord has attempted to treat the unit five times and bedbug infestation persists.
3. Ms. Dubon testified that she has tried to assist the Tenant for several months. Unit 704, located below the Tenant's unit, is now infested with bedbugs. In addition, the Tenant is

using the laundry facility and bringing bedbug infested items into the elevators causing a further spread of the bedbugs.

4. Photographs of the Tenant's rental unit show excessive clutter and the presence of bedbugs. A report dated December 9th from ABELL pest control shows that the unit was not prepared and that an effective treatment could not be done.
5. Photographs submitted as evidence by the Landlord show the Tenant moving bedbug infested mattresses into the elevator and leaving them outside on the ground.
6. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-105176-25.
7. The Landlord agreed to delay lifting the stay until March 31, 2026 to allow the Tenant additional time to relocate.

It is ordered that:

1. The motion to set aside Order LTB-L-105176-25, issued on January 6, 2026, is denied.
2. The stay of order LTB-L-105176-25 is lifted on March 31, 2026.
3. Order LTB-L-105176-25 is unchanged.

January 28, 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.

