



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085754-25

In the matter of: 502, 70 PARK ST E
MISSISSAUGA ON L5G1M5

Between: MPCT DIF 70 Park Street East GP INC. Landlord

And

KATARZYNA FICEK Tenant

MPCT DIF 70 Park Street East GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KATARZYNA FICEK (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

MPCT DIF 70 Park Street East GP INC. (the 'Landlord') also applied for an order requiring KATARZYNA FICEK (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 3, 2026.

The Landlord's legal representative, Sylwia McArthur and The Tenant's legal representative, Anthony Gualtieri were present. The parties reached consent prior to the mediation. I am satisfied that the parties understood the terms of this order.

It is agreed that:

The landlord waived the application filing fee.

The Landlord agreed any future written request by the Tenant to install an electric vehicle charging outlet will be considered reasonably and in good faith, and the parties agreed that nothing in these terms obligate the Landlord to approve such request.

The Landlord agreed that such request will not be refused arbitrary or for improper purpose.

The parties agreed to no admission of liability, and the parties further agreed on consent that section 78 of RTA only applies to paragraph 2 of this order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant shall pay to the Landlord \$316.40 which represents the reasonable out-of-pocket expenses the Landlord has incurred.
3. The Tenant shall pay the amount in paragraph 2 of this order on or before March 11, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 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 not install, modify or interfere with building electrical or other infrastructure without Landlord's prior written consent for duration of the Tenancy.

February 10, 2026
Date Issued

Maryam Cooper
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.