



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-063948-25

In the matter of: 2605, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS Property Management Services Inc Landlord

And

Amanda Constance Boytchuk Tenant

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Constance Boytchuk (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.

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

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

The Landlord's Representative, Geoff Paine, and the Tenant's Representative, Ricardo Colonne, attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

On consent of the parties, it is ordered that:

1. The Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the Landlord's or any other tenants' reasonable enjoyment, or with any lawful right, privilege, or interest, for a period of twenty-four (24) months commencing on February 3, 2026, including:
 - a. Refraining from making excessive noise within the rental unit or the residential complex, including but not limited to screaming, yelling, or loud barking, yelping, or whining by their dogs
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 pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.

February 12, 2026

Date Issued

Eno Ubia

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.