



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087438-25

In the matter of: 203, 166 CARLTON ST
TORONTO ON M5A2K5

Between: Allan Plaza Apartments Ltd. Landlord

And

SHAWN MACPHERSON Tenant

Allan Plaza Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN MACPHERSON (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

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord's representative, David (Berel) Ciobotaru, the Landlord's agent, Lucy Downey, and the Tenant, Shawn MacPherson

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that:
 - a) Effective February 5, 2026 and for the duration of the tenancy, the Tenant will notify the Landlord as soon as possible of any signs of pests in the unit.
 - b) Effective February 5, 2026 and for the duration of the tenancy, when given notice in accordance with the Act for pest control treatment, the Tenant shall properly prepare the unit in accordance with the instructions provided.
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 on or before February 15, 2026.

4. If the Tenant does not pay the Landlord the full amount owing on or before, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Rolland Roopchand
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.