



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096488-25

In the matter of: 101, 1666 OUELLETTE AVE
WINDSOR ON N8X4V2

Between: Marine City Apartments Landlord

And

Lloyd McDonald Tenants
Jenelle Buffalo

Marine City Apartments (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Lloyd McDonald and Jenelle Buffalo (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 Tenants; and
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

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 February 12, 2026. Ira Udaskin, owner, represented the Landlord. The Tenants attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The Tenants present for the hearing, stated that the third Tenant, David Bowles, moved out of the premises approximately 6 months prior to the hearing and moved out of province with no intention of returning to the unit. The parties agreed to remove David Bowles as a Tenant.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove **David Bowles** as a Tenant.
2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
3. The Tenants shall allow the Landlord to carry out pest control treatment in the unit when proper notice of entry is provided to the Tenants.
4. The Landlord agrees to provide the Tenants with one week notice of entry for pest control treatment rather than the required 48 hours.
5. The Tenants will prepare the unit for pest control treatment in accordance with the pest control preparation sheet provided to the Tenants.
6. The Tenants will continue to comply with paragraph 3 and 5 until the pest issue is resolved.
7. The Tenants agree to follow instructions from the pest control company to help in resolving the pest issue.
8. If the Tenants fail to comply with the conditions set out in paragraph 3, 5, 6, or 7 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 Tenants. 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 Tenants.

February 19, 2026
Date Issued

Joanne Lolato
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.