



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096883-25

In the matter of: 105A, 207 MORNINGSIDE AVENUE
SCARBOROUGH ON M1E3E3

Between: SIGNET GROUP INC. Landlord

And

TRESTAN FORD Tenant

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TRESTAN FORD (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 18, 2026. The following parties participated in the mediation: The Landlord's representative, Sean D. Beard, the Landlord's agent, Tracey Fisher, and the Tenant, Trestan Ford.

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 Tenants is resolved on the condition that:
 - (a) For a period of 12 months starting February 18, 2026 to February 17, 2027 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not engage in further behaviours as detailed in the originating N5 notice to terminate the tenancy
 - (b) For a period of 12 months starting February 18, 2026 to February 17, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not play music at the residential complex at a volume which may interfere with the reasonable enjoyment of the Landlord or other Tenants at the residential complex at all hours of the day or night
 - (c) For a period of 12 months starting February 18, 2026 to February 17, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not make excessive noise in the rental unit or anywhere else in the residential complex which may interfere with the enjoyment of the staff or other Tenants
 - (d) For a period of 12 months starting February 18, 2026 to February 17, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not be aggressive or confrontational with the Landlord, other staff, or Tenants at the residential complex.

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 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.
3. The Landlord agrees to waive half of the total application filing fee (\$186.00). The Tenant shall pay to the Landlord, \$93.00, representing the remaining half of the application filing fee on or before March 31, 2026.
4. Should the Tenant fail to make the payment listed in paragraph 3 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting the date after the missed payment date. The Landlord has the right to collect the balance outstanding under this Order.
5. This Order on Consent is in full and final settlement of this application.

February 24, 2026
Date Issued

Ryan Gacnik
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.