



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-059490-25

In the matter of: Basement, 848 Simcoe St S
Oshawa ON L1H4K6

Between: Riley Mulligan Tenant

And

George Lysyk Landlord

Riley Mulligan (the 'Tenant') applied for an order determining that George Lysyk (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 19, 2026.

The Tenant, the Landlord, and the Landlord's Support Person, Erin Farmer, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. On or before March 19, 2026, the Landlord shall schedule and conduct an inspection of the rental unit with their designated pest control contractor.
2. Pursuant to the results of the inspection of the rental unit, the Landlord shall treat the cockroach infestation, if any such treatment is still required, in accordance with the recommendations provided by the Landlord's designated pest control contractor.
3. The Tenant shall cooperate with the Landlord's reasonable efforts to treat the cockroach infestation, and shall follow the instructions set out in the preparation sheets submitted by the Landlord's designated pest control contractor and provided by the Landlord to the Tenant.

4. On or before March 19, 2026, the Landlord shall also schedule and conduct an inspection of the rental unit in order to investigate the moisture issue experienced by the Tenant, along with the wetness around the carpet located in the bedroom and in the entryway towards the bedroom, and shall take reasonable steps to address and resolve the issue.

February 27, 2026
Date Issued

Alexandre Traboulsi
Member, 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.