



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-059607-25

In the matter of: 204, 55 ELLERSLIE AVE
NORTH YORK ON M2N1X9

Between: Andre Willomitzer Tenant

And

M&R Holdings Landlord

Andre Willomitzer (the 'Tenant') applied for an order determining that M&R Holdings (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 23, 2026.

The Tenant, the Landlord's agent, Cathie Wilson, and the Landlord's legal representative, Matt Anderson, attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall provide the Tenant a \$500.00 rent abatement, to be deducted from the rent which comes due on March 1, 2026.
2. The Landlord agrees to provide ongoing pest control treatments in accordance with recommendations from pest control professionals.
3. This resolves all issues in the tenancy up to February 23, 2026.

February 26, 2026
Date Issued

Dawn Carr

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.