



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-105920-25

In the matter of: 1610, 3620 KANEFF CRES
MISSISSAUGA ON L5A3X1

Between: bcIMC Realty Corporation c/o Quadreal Landlord
Residential Properties G.P. Inc

And

Katherina Dudziacha Tenants
Piotr Teper

bcIMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Katherina Dudziacha and Piotr Teper (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 tenant;
- 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 Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property.

This application was heard by videoconference on February 26, 2026. The Landlord's legal representative Martin Zarnett, the Landlord's agents Edna Valenzuela and Michael Park and the Tenants attended the hearing.

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

Determinations:

1. As part of this consent order, the Landlord waives the costs claimed for undue damages to the rental unit.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
 - a) The Tenants shall clean the rental unit and shall keep the rental unit in a state of ordinary cleanliness and to Scale 1 on the Clutter Image Rating set out in the Landlord disclosure set out as Evidence DOC-7323494 pages 75 to 78 from March 15, 2026.
 - b) The Tenants shall permit the Landlord and its contractor's entry into the rental unit in accordance with the Act.
 - c) The Tenants shall prepare the rental unit for pest control treatments in accordance with the instructions provided by the Landlord and their pest control contractor set out in Notices of Entry for pest control treatments going forward. The Tenants and all occupants of the rental unit and any pets shall leave the rental unit for at least 6 hours or as directed by the Landlord or their pest control contractors during the time of any pest control treatments by the Landlord. The tenants shall reasonably cooperate in order for pest control treatments to be completed in the rental unit.
2. If the Tenants fail 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 Tenants shall pay to the Landlord \$186.00 for the costs of filing the application.
4. If the Tenants do not pay the Landlord the full amount by March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 15, 2026 at the rate of 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Fabio Quattrociocchi
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.