



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101478-25

In the matter of: 402, 80 ST CLAIR AVE E
TORONTO ON M4T1N6

Between: NORTH EDGE PROPERTIES LTD. Landlord

And

GORDON JAMES SHIPLEY Tenant

NORTH EDGE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict GORDON JAMES SHIPLEY (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

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

This application was scheduled to be heard by videoconference on March 4, 2026.

Landlord Legal Representative Geoffrey Paine, Landlord Agent Maria Fotiadis, the Tenant and Tenant Support Helen Yu (Good Shepherd) attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or by April 15, 2026, the Landlord shall give the Tenant proper notice of entry (4 days in advance) and the Tenant shall allow access to the rental unit and have the unit prepared for pest control treatment per provided documentation.
3. Subsequent to April 15, 2026, and for the duration of the tenancy, the Landlord will continue to give the Tenant proper notice of entry (4 days in advance) and the Tenant shall allow access to the rental unit and have the unit prepared for pest control treatment per provided documentation.

4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 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 Tenant. 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 Tenant.
5. The Landlord forgoes the \$186.00 cost of filing the application upon compliance with this agreement.

March 12, 2026
Date Issued

Melinda Jamieson
Hearing 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.