



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

File Number: LTB-L-105961-25

In the matter of: 1010, 1 ABERFOYLE CRES
ETOBICOKE ON M8X2X8

Between: MSCS Trust (2013) Landlord

And

Livio Ricci Tenant

MSCS Trust (2013) (the 'Landlord') applied for an order to terminate the tenancy and evict Livio Ricci (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 application was heard by videoconference on March 26, 2026. The Landlords' legal representatives, Edouard Bissada, the Landlord's agent, Andrea Caba and the Tenant's representative, Christopher Joseph Ricci (Tenant's son) attended the hearing. The Tenant, Livio Ricci provided verbal authorization for Christopher Joseph Ricci to represent him in this matter.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. Upon receipt of a single noise complaint from a resident, the Board shall notify the Landlord, who shall promptly apply to the Landlord and Tenant Board under Section 78 of the *Residential Tenancies Act, 2006* for an eviction order.
2. The Landlord waives the application filing fee (\$186.00).

On consent it is ordered that:

1. For the duration of the tenancy, the Tenant/Occupants and/or guests shall not make excessive noise (which is not limited to screaming, yelling) which will disturb the other residents in 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 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.

March 30, 2026
Date Issued

Floredana Ungureanu
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.