



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107141-25

In the matter of: 206, 2356 ISLINGTON AVE
ETOBICOKE ON M9W3X3

Between: Islington Apartments Inc. Landlord

And

John Teixeira Tenant

Islington Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict John Teixeira (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.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Rachel Hachon, the Tenant and the Tenant's Support person, Sarah Ricci, were present

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of twenty-four (24) months from the date of this order:
 - a) The Tenant shall comply with the pest control company's pest control preparation instructions.
 - b) Tenant shall not refuse pest control treatments once provided with at least twenty-four (24) hours' notice.

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.
3. The Landlord shall advise Sarah Ricci, the Tenant's daughter, by way of email of any upcoming pest control treatments.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 1, 2026.

April 7, 2026
Date Issued

Michelle Forrester
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.