



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109092-25

In the matter of: 2217, 47 THORNCLIFFE PARK DR
TORONTO ON M4H1J5

Between: Morguard NAR Canada Limited Partnership Landlord

And

Adelina Scola Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Adelina Scola (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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

Mediation was held on March 26, 2026. The following parties participated in the mediation: The Landlord's representative, Natalia Abiniakine, the Tenant, Adelina Scola and the Tenant's support, Elizabeth Lee.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Landlord will provide the tenant with 30 days notice of pest control treatment and the instruction preparation sheet.
2. The current state of the rental unit based on the clutter image rating scale (attached) is at a 9.

On consent of the parties, it is ordered that:

1. The Tenant shall declutter the rental unit to level 8 on the Clutter Image Rating Scale (attached) on or before May 28, 2026.
2. The Tenant shall declutter the rental unit by 1 level scale on the Clutter Image Rating Scale every 30 days after May 28, 2026 until the rental unit is restored to a state of ordinary cleanliness and free from hazards, garbage, and debris and combustibles.

3. After the rental unit is restored to a state of ordinary cleanliness, the Tenant shall maintain the unit in a state of ordinary cleanliness for a period of one year.
4. For a period of 12 months starting April 13, 2026 and continuing to April 13, 2027, when served with a notice for pest control treatment, the Tenant shall properly prepare the unit in accordance with the instructions provided. The Tenant shall ensure that neither they nor their occupant nor guest deny access to the unit or otherwise impede any pest control company's ability to conduct pest control treatments.
5. If the Tenant fails to comply with the conditions set out in paragraph **1-4** 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.
6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before May 30, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Rolland Roopchand
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.

