



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-106458-25-SA

In the matter of: 215, 5 BIGGIN CRT
Toronto ON M4A1M2

Between: Centurion Property Associates Inc. Landlord

And

Chris Huth Tenants
Sherwin Huth

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Huth and Sherwin Huth (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on November 7, 2025 with respect to application LTB-L-049030-25.

The Landlord's application was resolved by order LTB-L-106458-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-106458-25.

This motion was heard by videoconference on February 9, 2026 and April 2, 2026.

The Landlord's Legal Representative, M. Zarnett, the Landlord's Agent M. Mukaj, and the Tenants attended the hearing. Occupant, D. Flemming was also in attendance.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-106458-25, issued on January 6, 2026, is granted.
2. Order LTB-L-106458-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 7, 2025 and amended on November 21, 2025 with respect to LTB-L-049030-25 remains in full force and effect.
4. In addition to the terms and conditions set out in order LTB-L-049030-25, the parties agree that the following shall be complied with by the parties:

- a) All of the Tenants' goods and belongings in the rental unit shall be in a sealed container prior to a pest control treatment for bedbugs commencing. Prior to putting goods and belongings in a sealed container, with respect to hard items, other than books, such items shall be placed in a sealed plastic container. With respect to clothing or soft items or goods, those items shall be put in sealed clear plastic bags after those soft items or goods have been laundered and dried on high heat. With respect to treated items that have been placed in plastic boxes, the Tenants shall place these plastic boxes on the floor and shall be placed in the middle of the room during treatment or as may be reasonably directed by the Landlord's pest control contractor. All furniture shelves in the rental unit shall be cleared for treatments.
 - b) All books and DVDs in the rental unit shall be placed in a sealed container and removed from the rental unit and kept sealed for 18 months prior to reintroducing those items into the rental unit. This work must be completed by the Tenants by April 30, 2026.
 - c) The Tenants shall remove sufficient furniture, goods, and belongings from the rental unit and shall ensure that whatever furniture, goods, or belongings left in the rental unit are such items that can be moved by the Landlord's pest control contractor in a way so that the rental unit can be effectively treated for bedbugs and/or other pests.
 - d) The clock and the fan in the primary bedroom shall be disposed of within 10 days by the Tenants. If there are any other items that are infested or suspected to be infested with bedbugs, the Tenants shall dispose of those items at their cost and expense within 10 days of being advised to remove or dispose of those items from the rental unit.
 - e) If there are any further requirements with respect to preparation for pest control, the Landlord shall provide to the Tenants a written communication of any such requirements at least 7 days prior to the next pest control treatment and the Tenants shall comply with such further preparation as may be required in order to resolve the bedbug issue in the rental unit.
5. If the Tenants fail to comply with any of the above terms and conditions set out in this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants.

April 16, 2026
Date Issued

Lisa Del Vecchio
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.