



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

File Number: LTB-L-106694-25

In the matter of: 1504, 890 JANE ST
YORK ON M6N4C3

Between: MONTEREY PARK INC. Landlord

And

ED CONSTANTINI Tenant

MONTEREY PARK INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ED CONSTANTINI (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 someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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 April 8, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Ashley Cassidy, and the Tenant 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 continues if the Tenant meets the conditions set out below.
2. The Tenant shall keep the balcony clear and in a sanitary state.
3. The Tenant shall not deny access to the Landlord's agents when provided with a notice of entry in accordance with the Residential Tenancies Act.

4. The Tenant shall remove any and all unauthorized locking systems.
5. The Tenant shall not install any additional locking systems.
6. The Tenant shall comply with the directions provided by the Landlord in relation to the balcony restoration project.
7. The terms set out in paragraphs 2 through 6 shall be in effect for the duration of the tenancy.
8. If the Tenant fails to comply with the conditions set out in paragraphs 2 through 6 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.
9. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
10. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Christine Leitch
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.