



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-075405-25

In the matter of: 303, 10 Hogarth Ave
Toronto ON M4K1J9

Between: Stephen Vincent Fiset Tenant

And

Montcrest Apartments Landlord

Stephen Vincent Fiset (the 'Tenant') applied for an order determining that Montcrest Apartments (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference (ACC) was held by videoconference on March 25, 2026.

The Tenant, the Landlord's legal representative, Matt Anderson, and the Landlord's agent, Milica Vardic, attended the ACC.

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 consequences of the joint submission.

It is ordered on consent that:

1. The Landlord shall follow the City of Toronto property standards noise bylaws.
2. The Tenant shall provide the Landlord with dates, times, and brief descriptions of recent incidents of excessive noise.
3. The Landlord shall address the noise concerns respecting unit 203 up to and including the possible issuance of a N5 notice and possible termination of the tenancy.

April 22, 2026
Date Issued

Melissa Anjema

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.