



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001256-26

In the matter of: 3, 35 THIRD ST
ETOBICOKE ON M8V2X7

Between: 1001261821 Ontario Corp Landlord

And

Phyllis Greene Tenants
Bill Greene

1001261821 Ontario Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Phyllis Greene and Bill Greene (the 'Tenants') 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 Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on April 16, 2026.

Landlord Legal Representative Eric Steinman, Tenant Phylliss Greene and Tenant Support Andre Allen attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the remainder of the tenancy, the Tenants shall maintain the unit in an ordinary state of cleanliness that complies with section 33 of the *Residential Tenancies Act, 2006*.

3. For the remainder of the tenancy, the Tenants shall comply with preparation requirements for pest control and ensure that the unit is accessible to pest control technicians.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 or 3 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 Tenants. 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 Tenants.

April 22, 2026
Date Issued

Melinda Jamieson
Hearing 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.