



Order under Section 30 Residential Tenancies Act, 2006

Citation: Grytsenko v , 2026 ONLTB 37991

Date: 2026-05-13

File Number: LTB-T-024265-25

In the matter of: 210, 25 VILLA RD
ETOBICOKE ON M8W1M4

Between: Iaroslav Grytsenko Tenant
Merna Hussein

And

Greenwin Corp
Landlord

Iaroslav Grytsenko and Merna Hussein (the 'Tenant') applied for an order determining that Greenwin Corp (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on May 7, 2026.

The Tenants and the Landlord's representative Matt Anderson attended the hearing. Abdul Raheem testified for the Landlord.

Reasons:

1. The facts of this case are not in dispute. The Tenants moved into the unit on October 1, 2024. They reported cockroaches to the Landlord on October 22 2024, November 16 2024, and January 28 2025. The Landlord treated the unit for cockroaches on October 29 2024, November 25 2024, and January 31 2025. The November 25 treatment was a building-wide treatment.
2. The Tenants reported bedbugs to the Landlord on November 16 2024, and January 28 2025. The Landlord treated the unit for bedbugs on November 22 2024, December 7 2024, and February 4 2024.
3. The Tenants moved out on February 28, 2025.
4. The Landlord does not dispute that there were cockroaches and bedbugs in the unit. It argues that it took adequate steps to treat the unit. The Tenants argue that the treatments were not enough, because the pests persisted or returned after each treatment.

5. The Landlord's obligation was to follow a reasonable program of maintenance (*Onyskiw v. CJM Property Management Ltd.*, 2016 ONCA 477 (CanLII)). The Landlord carried out pest control treatments promptly each time the Tenants complained. The Tenants have not identified any further steps that the Landlord ought to have taken. There is no evidence before me as to what treatment schedule would be appropriate for a building of this type. There is no evidence that different or more frequent treatments would have improved the situation. No pest control expert testified.
6. The Tenants have therefore not proved, on a balance of probabilities, that the Landlord failed to follow a reasonable program of maintenance in respect of cockroaches or bedbugs. The application will be dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

May 13, 2026
Date Issued

Dale Whitmore
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.