



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019514-26

In the matter of: 601, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Hunters Lodge Apts. Inc. Landlord

And

Ellen De Keyser Tenant
Rudolfo De Keyser

Hunters Lodge Apts. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ellen De Keyser And Rudolfo De Keyser (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 a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on June 2, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Howard Levenson, The Landlord Agent, Claudette Roy and the Tenant participated in the mediation. The Tenant did speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

1. Starting June 16, 2026, until the remainder of Tenancy, the Tenant, another occupant of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, interests and/or reasonable enjoyment of the residential complex. More specially, the Tenant shall :

- a) Only have one car in the parking lot that is designated for the Tenant; not having any Motor-Cycle, no other materials outside of the 4 tires that are related to the Tenant's vehicle in the designated parking space.
 - b) Not Undertaking any business in the designated parking space that is meant for the Tenant's Vehicle.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
3. The Tenant will pay the \$186.00 application fee to the Landlord on or before September 30, 2026.

June 9, 2026
Date Issued

Monique Browne
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.