



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-036107-26

In the matter of: 313D, 4203 KINGSTON RD
SCARBOROUGH ON M1E5B4

Between: Gabriel Dumon Non-Profit Homes (Metro Toronto) Inc. Landlord

And

Taylor McMinniman Tenants
Andrew Esquimaux

Gabriel Dumon Non-Profit Homes (Metro Toronto) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor McMinniman and Andrew Esquimaux (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

Prior to the hearing, the parties engaged in settlement discussions and mutually agreed to resolve all matters at issue in the application. They requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's representative, Amy McCue, and the Tenant, Taylor McMinniman for the Tenants, participated in the presentation of the consent details on June 3, 2026. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- The Landlord agrees that, for full-unit pest spray and flush treatments, the Landlord shall provide the Tenants with six to seven (6–7) days' advance written notice. For all other pest control inspections and treatments, the Landlord shall provide no less than 24 hours' written notice, in accordance with the *Residential Tenancies Act, 2006* (the "Act").
- The Tenants paid the Landlord \$300.00 on April 28, 2026, toward the costs associated with the missed pest control treatments.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. The Tenants shall permit the Landlord, or an authorized pest control service provider, to enter the rental unit for the purpose of conducting pest inspections and carrying out any necessary treatments, provided that proper written notice is given in accordance with the Act.
3. The Tenants shall comply with all pest control preparation instructions provided by the Landlord or its authorized agents in connection with a lawful Notice of Entry issued under the Act for the purpose of pest inspection or treatment.
4. The Tenants shall not unreasonably refuse entry for pest control inspections or treatments, nor shall they interfere with or obstruct any inspection or treatment process.
5. The terms set out in paragraphs 2 - 4 of this Order shall remain in effect for the period ending one (1) year from the date this order is issued.
6. If the Tenants fail to comply with any of the conditions set out in paragraphs 2 - 4 of this Order, the Landlord may apply under section 78 of 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.
7. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
8. The Tenants shall pay to the Landlord the amount owing as set out in paragraph 7 of this order as follows:
 - a) \$50.00 on or before July 1, 2026;
 - b) \$50.00 on or before August 1, 2026;
 - c) \$50.00 on or before September 1, 2026;
 - d) \$36.00 on or before October 1, 2026.
9. If the Tenants fail to make any one of the payments in accordance with paragraph 8 of this Order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 7 of this Order shall become payable on the day following the date of default and the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

June 11, 2026
Date Issued

Nancy Fahlgren
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.