



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-089313-25

In the matter of: 111, 140 KINGSTON RD
TORONTO ON M4L1S9

Between: Aaron Bell-Siebenga Tenant
Melany Yelle-Nikischer

And

Signet Group Inc. Landlord

Aaron Bell-Siebenga and Melany Yelle-Nikischer (the 'Tenant') applied for an order determining that Signet Group Inc. (the 'Landlord'):

- entered the rental unit illegally.
- 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.

This application was heard by videoconference on June 9, 2026.

The Tenant and the Landlord's Agent Tracey Fisher and the Landlord's Legal Representative Matt Anderson attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. Landlord shall continue to investigate the Tenants smoking concerns and address those concerns as required up, to and including possible termination of the offending tenants tenancy.
2. The Landlord will inspect and repair the boiler system as required to address the Tenants hot water concerns by July 15, 2026.
3. The Landlord will continue common area treatment for cockroaches and send pest control technicians as required.
4. The Landlord agrees to compensate the Tenants \$300.00 in the form of a credit to be applied to the Tenants rental account.

5. This this resolves all the Tenants issues with respect to the tenancy to June 9, 2026.

June 23, 2026

Date Issued

Reid Jackson

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.