



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-093017-25-SA

In the matter of: BASEMENT, 33 ALDERGROVE AVE
TORONTO ON M4C1B3

Between: Steven Sam
Judy Sam
Landlords

And

Jules Oille
Tenant

Steven Sam and Judy Sam (the 'Landlords') applied for an order to terminate the tenancy and evict Jules Oille (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 3, 2025 with respect to application LTB-L-044950-25.

A hearing was held by videoconference on December 18, 2025 to consider this application.

The Landlords and the Tenant attended the hearing.

The parties before the Board consented to the following order.

On consent it is ordered that:

1. Order LTB-L-044950-25 is and replaced with the following order:
2. The tenancy between the Landlords and the Tenant continues if the Tenant meets the conditions set out below.
3. For the duration of the tenancy, the Tenant shall not store any personal belongings other than the Two Bicycles in the shared laundry room, unless otherwise granted permission from the Landlords in writing. "Two Bicycles" shall include standard bicycle attachments such as bells, speed monitors, lights, bottle holders, bottles, bicycle rack, bicycle basket, paniers specifically designed for bicycles and shall exclude everything else, such as extra bags, trailers, and any other objects on or around the bicycles.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlords must make

the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

5. The Landlords' monetary portion of the application is dismissed.
6. If the Tenant has not already done so prior to October 14, 2025, the Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlords the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026

Date Issued

Julie Broderick

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.