



January 5, 2026

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

File Number: LTB-L-075791-25

In the matter of: 1113, 42 LEROY GRANT DR
KINGSTON ON K7K6W8

Between: Homestead Land Holdings Limited

Landlord

And

Mansur Mohebbi
Rahm Ali Mohebbi

Tenants

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mansur Mohebbi and Rahm Ali Mohebbi (the 'Tenant's) because:

- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on December 16, 2025.

The Landlord Legal Representative Shannon Shanani and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions for a 12-month period, beginning December 16, 2025, to November 15, 2026.
2. The Tenants and any guest or occupant of the rental unit, shall not access, stand on, or otherwise use the balcony to the rental unit, unless the Landlord has confirmed the balcony is safe and fully open for use.
3. The Tenants and or guest or occupant of the rental unit, shall not tamper with, remove, bypass or interfere with any safety barriers, seals, warning signs, or safety devices installed by the Landlord for the purpose or protecting persons from hazards during repair or construction work, or for any other safety-related reason.

4. The Tenants, and any guest or occupant of the rental unit, shall comply with all reasonable safety protocols implemented by the Landlord during repair, maintenance or construction work, including but not limited to: respecting posted warning signs, staying clear of restricted or hazardous areas, and following any written or verbal safety instructions provided by the Landlord, and the Landlords agents or staff, and or the Landlords contractors.
5. If the Tenants fail to comply with the conditions set out in paragraph #2, #3, #4, of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (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 Tenant.

January 5, 2026
Date Issued

Jennifer Buckminster
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.