



January 7, 2026

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

File Number: LTB-L-068566-25

In the matter of: 302, 1809 LAWRENCE AVE W
NORTH YORK ON M6L1E3

Between: AMG Apartments Inc. Landlord

And

Saron Tesfazgy Tenants
Mewael Berhane

AMG Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Saron Tesfazgy and Mewael Berhane (the 'Tenant') 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

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

The Landlords Legal Representative Mark Ciobotaru 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 meet the condition set for a period from December 16, 2025, to April 30, 2026.
2. The Tenants will not make excessive noise that rises to a level that substantially interferes with the reasonable enjoyment of other tenants as outlined in the previous N5 form Dated July 31, 2025.
3. The Landlord agrees to waive the \$186.00 application filing fee.
4. If the Tenants fail to comply with the condition set out in paragraph #2 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 Tenants.

January 7, 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.