



Order under Section 100 Residential Tenancies Act, 2006

File Number: LTB-L-038270-25

In the matter of: 804, 65 Thorncliffe Park Drive
East York ON M4H1L2

Between: 1000831699 Ontario Inc Landlord

And

Entesar Badulrasol Tenants
Nasser Al-Hakimi

And

Unknown Unknown Unauthorized Occupant

1000831699 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy of Entesar Badulrasol and Nasser Al-Hakimi (the 'Tenants') and evict (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on December 4, 2025.

The Landlord's agent, Jennifer Ireland, the Landlord's legal representative, Victoria Zarif, and the Tenants legal representative, Naseer Ahmed, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

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 set out below.
2. The Tenants shall not assign, sublet or otherwise transfer the rental unit without the written consent of the Landlord for the duration of the tenancy.
3. If the Tenant fails to comply with the conditions 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.

4. The Landlord waives the application filing fee in consideration of the agreement.

January 9, 2026

Date Issued

Terri van Huisstede

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.