



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043150-25-RV

In the matter of: 178, 180 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3M2

Between: Hina Azhar Landlord

And

Ryan Korban Tenant

Hina Azhar (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Korban (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant 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 January 8, 2026. The Landlord, the Landlord's Legal Representative, Janet van Oordt, the Tenant, and the Tenant's Legal Representative, Allannah Nguyen, attended the hearing

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of one year, commencing January 8, 2026, the Tenant shall refrain from engaging in any behaviour as alleged in the N5 notice of termination which specifically includes harassment, racial slurs, uttering threats, and any threatening behaviour to any person within the residential complex.
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 Tenant. 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2026 at 4.00% annually on the balance outstanding.

January 16, 2026
Date Issued

Susan Priest
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.