



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082408-25

In the matter of: 1812, 2777 KIPLING AVE
ETOBICOKE ON M9V4M2

Between: QRES V OPERATING LP Landlord

And

YOUSSEF AMMAR Tenant

QRES V OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict YOUSSEF AMMAR (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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on January 14, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Sabrina Marchionne, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am 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 Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall:
 - a) Remove his vehicle from parking spot 216, on or before January 28, 2026.
 - b) Only use the assigned parking spots 203 and 204 to park his vehicle, 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 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 \$184.34, which represents the remaining amount of the cost of filing the application.
5. If the Tenant does not pay the Landlord the amount owing under paragraph 4 on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026 at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Monica Dairo
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.