



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083117-25

In the matter of: 807 HOWDEN CRES
Milton ON L9T0K8

Between: Filor Muratovski Landlord
Xhiana Muratovski

And

Melissa L Harrison Tenant

Filor Muratovski and Xhiana Muratovski (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa L Harrison (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 Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 13, 2026. Before the start of the hearing the Landlords, Filor Muratovski and Xhiana Muratovski, and the Tenant, Melissa L. Harrison, advised that the parties had reached an agreement.

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

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree to remove "Andrew J Peters" from the application.

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 pay the Landlord the monthly rent due on or before the first day of the month for a period of 18 months starting February 1, 2026, to July 1, 2027.
3. The Tenant shall grant access to the unit in accordance with the Residential Tenancies Act for bi-monthly inspections.

4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.

January 15, 2026

Date Issued

Sumathi Dhanapal

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.