



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083502-25

In the matter of: 201, 150 MACLAREN ST
OTTAWA ON K2P0L2

Between: United Properties Ottawa Landlord

And

Borzou Afraz Tenant
Mohammad Bornad

United Properties Ottawa (the 'Landlord') applied for an order to terminate the tenancy and evict Borzou Afraz and Mohammad Bornad (the 'Tenants') 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

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

The application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, David Lyman, the Landlord's Agents', Doug Ducharme, Desarae Denofrio, and the Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the 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. For a period of 12 months, neither the Tenant or any guests or occupants of the Tenants shall permit smoking of any substance, including cigarettes and marijuana, in the rental unit, on the balcony or anywhere within the residential complex.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord will notify the Tenants by email at borzou.afraz@gmail.com at least three (3) business days in advance if the Landlord intends to file an application under section 78 of the *Residential Tenancies Act, 2006* (the 'Act').
4. In accordance with paragraph 3 of this order, the Landlord may on the fourth (4) business day 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.

January 26, 2026
Date Issued

Michelle Forrester
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.