



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-048544-25

In the matter of: 1802, 65 THORNCLIFFE PARK DR
EAST YORK ON M4H1L2

Between: 1000831699 Ontario Inc. Landlord

And

Syeda M Habeeb Tenant

1000831699 Ontario Inc. (the 'Landlord') applied for an order terminating the tenancy because Syeda M Habeeb, (the 'Tenant'), abandoned the rental unit.

This application was heard by videoconference on January 21, 2026. The Landlord and the Tenant attended the hearing.

Agreed Facts:

1. The Landlord shall waive the collection of \$100.00 of the LTB filing fee.
2. The Tenant shall pay to the Landlord \$86.00 as a show of good faith.

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 leaseholder agrees not to sublease or assign the lease without written consent of the Landlord.
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 \$86.000 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Jane Dean
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.