



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091265-25

In the matter of: 509, 25 MABELLE AVE
TORONTO ON M9A4Y1

Between: NORTH EDGE PROPERTIES LTD.

Landlord

And

CHRIS SHEREMETA

Tenant

NORTH EDGE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict CHRIS SHEREMETA (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 20, 2026.

The Landlord's Representative, Geoff Paine, the Landlord's Agent, Maria Fotiadis and the Tenant, Chris Sheremeta attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, Ken Frappier is removed as Tenant party in the application.

On consent of the parties, it is ordered that:

1. The Tenant, another occupant of the rental unit, or the Tenant's guests will not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. This includes:
 - a) The Tenant shall keep the rental unit in an ordinary state of cleanliness, clear and free of clutter, dirt, grime, debris, and grease within the rental unit and the balcony by February 6, 2026.
2. If the Tenant fails to comply with the conditions set out in paragraph (1a) 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.

3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.
5. The application is amended, and Ken Frappier is removed as a Tenant party of the application.

January 28, 2026
Date Issued

Tanya Speedie
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.