



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-091099-25

In the matter of: 113, 440 CLARKE RD
LONDON ON N5W6H1

Between: Zerin Development Corporation
c/o M. F. Arnsby Property Management Ltd. Landlord

And

Marianne Ali
Tenant

Zerin Development Corporation c/o M. F. Arnsby Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Marianne Ali (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 application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Laura Groshok, the Tenant Marianne Ali and the Tenant's support person Michelle Barrett engaged in private settlement discussions and advised that the parties had reached an agreement.

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

Upon reviewing the terms of the consent with the parties, I was 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, for the period starting on the hearing date to the date the Tenant moves out of the rental unit, meets the conditions set out below.
2. The Tenant shall not put up or install an umbrella or any type of umbrella-like structure on the balcony of the rental unit.

3. The Tenant will ensure they contact the Landlord's designated emergency line for any issues, including being locked out of the unit, that may occur outside of regular business hours (9am to 4pm)
4. The Tenant will ensure they carry and maintain a valid renter's insurance policy and will provide proof of having a valid renter's insurance policy upon request by the Landlord.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, or 4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in full on or before May 31, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 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 30, 2026

Date Issued

Diego Fernandez-Stoll
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.