



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080433-25

In the matter of: 410, 51 TRAILRIDGE CRES
TORONTO ON M1E4S9

Between: Sunder And Company Inc. Landlord

And

Saneesha Roopesh Tenants
Gopalan Roopesh

Sunder And Company Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Saneesha Roopesh and Gopalan Roopesh (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 Tenants.

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

This application was scheduled to be heard by videoconference on January 22, 2026.

The Landlord's Representative, Geoff Paine, and the Tenant, Saneesha Roopesh, attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: The Tenants paid the \$186.00 application filing fee as of January 22, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below for the duration of the tenancy.
2. The Tenants shall not use the balcony as storage for any items, including but not limited to, coolers, appliances, cleaning tools, and cardboard boxes.
3. If the Tenants fail 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 Tenants. 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 Tenants.

February 3, 2026

Date Issued

Eno Ubia

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.