



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033491-25

In the matter of: 607, 11 BERGAMOT AVE
ETOBICOKE ON M9W1W3

Between: Pinedale Properties Ltd Landlord

And

Sandra Reynolds Tenant

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Reynolds (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

This application was heard by videoconference on August 19, 2025.

The Landlord's Representative Kundai Govereh, the Landlord's Agent Brian Moore, the Tenant and the Tenant's Representative Farida Salim attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues until the termination date below, if the Tenant meets the conditions set out below.
2. The Tenant shall not permit her son J'Vonne Montague within the residential complex.
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 pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2025, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2025 at 4.00% annually on the balance outstanding.
6. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.

7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

February 2, 2026
Date Issued

Brenda Mercer
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.