



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074338-25

In the matter of: 910, 383 ALBERT ST
WATERLOO ON N2L6E3

Between: Park Property Management Inc.

Landlord

And

Letekidan Awalom
Ihab Tekle
Abrahet Tekle
Maab Tekle

Tenants

Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Letekidan Awalom, Ihab Tekle, Abrahet Tekle and Maab Tekle (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 Tenants 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 Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on December 10, 2025.

The Landlord's legal representative, Anita Sada, the Tenant Abrahath Tekle, interpreter for the Tenant, Shmoony Jalou, and the Tenants' legal representative, Joel Yinger, attended the hearing.

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.
2. The Tenants agree to refrain from the following conduct or actions while in the Unit or anywhere upon the residential complex, including all common areas, parking facilities, and exterior grounds:

- a) the intentional destruction, defacement, or damage of property belonging to the Landlord, other tenants, or any person lawfully on the premises;
 - b) any act of physical violence, assault, intimidation, harassment, or threatening behaviour, whether verbal, written, or otherwise, directed toward any tenant, visitor, staff member, or other individual;
 - c) the commission of, participation in, encouragement of, or permitting of any criminal, dangerous, or reckless activity, including but not limited to mischief, illegal possession of weapons, or any conduct that endangers persons or property;
 - d) any behaviour that creates a risk to the safety, security, or well-being of other residents or staff; any aggressive, intimidating, or deliberately disruptive behaviour that substantially interferes with the reasonable enjoyment, safety, or security of other residents or staff;
 - e) any attempt to conceal, obstruct, or interfere with the discovery or investigation of serious behavioural misconduct, including tampering with surveillance systems or other evidence;
 - f) and any threatening, aggressive, violent, or intimidating conduct that creates fear, risk of harm, or disruption to the safety or reasonable enjoyment of others.
3. In the event of a breach of these terms in a 12-month period after entering into this consent order, the Landlord may file under s.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.
 4. In the event of a breach, the Landlord or the Landlord's representative agrees to make good faith efforts to contact the Tenants' representative prior to filing an L4 to provide advanced notice of their intention to file and discuss the issues.

February 3, 2026
Date Issued

Dawn Carr
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.