



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

File Number: LTB-L-087454-25

In the matter of: 102, 981 MAIN ST W
HAMILTON ON L8S1A8

Between: Wilstar Management Ltd. Landlord

And

Arooj Qureshi Tenant

Wilstar Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Arooj Qureshi (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

This application was scheduled to be heard by videoconference on January 12, 2026. The Landlord's legal representative, Eric Steiman, an Agent for the Landlord, Avinash Bunsee and the Tenant attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The parties agree that the Landlord is waiving the application filing fee of \$186.00.
2. The parties also agree that the Tenant made a payment to the Landlord in the sum of \$237.57 on January 5, 2026, for damages. However, the Landlord could not confirm that this payment had cleared their bank account. If the payment clears by January 31, 2026, the Tenant shall owe no further amount to the Landlord for damages that are ordered in paragraph 1 of the order below.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the sum of \$237.57, on or before January 31, 2026, for damages.

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - For the duration of the tenancy, the Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant by accessing the underground parking garage without the use of the designated key fob.
3. If the Tenant fails to comply with the conditions set out in 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.

February 10, 2026
Date Issued

Britney Sooknanan
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.