



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085864-25

In the matter of: 206, 166 JAMESON AVE
TORONTO ON M6K2Z1

Between: Apartment Property Management Corp. Landlord

And

Chanelle Birmingham Tenant

Apartment Property Management Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Chanelle Birmingham (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 3, 2026.

The Landlord's agent Emmanuel Rojas and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. For the duration of the tenancy, the Tenant shall have a valid policy of Tenant's insurance.
2. The Tenant shall provide the Landlord with proof of a valid policy of Tenant's insurance on or before March 31, 2026.
3. The Tenant shall provide proof of valid Tenant's insurance or any renewals to the Landlord at such times, and on request, as is reasonable and necessary to confirm the existence of a valid policy of Tenant's insurance.
4. If the Tenant fails to comply with the conditions set out in paragraph 1-3 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.

5. The Tenant shall pay the Landlord's application filing fee of \$186.00 as follows:

- a. On or before March 1, 2026, the Tenant shall pay to the Landlord \$93.00;
- b. On or before April 1, 2026 the Tenant shall pay to the Landlord \$93.00.

February 10, 2026

Date Issued

Kyle McGraw

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.