



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089485-25

In the matter of: 72 CONCORD DR
THOROLD ON L2V0K8

Between: GURSIMRAN SINGH DHINDSA Landlord

and

ANNA JITUSKA SMAHEL Tenant

GURSIMRAN SINGH DHINDSA (the 'Landlord') applied for an order to terminate the tenancy and evict ANNA JITUSKA SMAHEL (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

GURSIMRAN SINGH DHINDSA (the 'Landlord') also applied for an order requiring ANNA JITUSKA SMAHEL (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on February 4, 2026. Instead, the Landlord's Legal Representative Vishodhana Sivanesarajah and the Tenant's sister and representative Gigi Trudel participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$3,082.58 for the outstanding utilities, hot water tank rental and the application filing fee.
3. The Tenant shall pay the amount listed in paragraph 2 as follows:
 - \$2,800.00 on or before February 27, 2026
 - \$282.58 on or before March 20, 2026
4. If the Tenant fails to comply with the conditions set out in paragraph 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 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 5, 2026

Date Issued

Lindsay Phomin

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.