



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

File Number: LTB-L-091507-25

In the matter of: 3, 88 PERMILLA ST
ST CATHARINES ON L2S2G6

Between: SHAMSHUDIN HOMES INC. Landlord

And

KAREN YOUNG Tenants
AARON GLENN
SYDNEY BLACKETT

Shamshudin Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Young, Aaron Glenn and Sydney Blackett (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

This application was scheduled to be heard by videoconference on February 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Adam Hamdani, the Landlord's Agent, Husein Shamshudin, and the Tenants, Karen Young, Aaron Glenn and Sydney Blackett participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below:
 - a) Starting February 4, 2026, and for the duration of the Tenancy, the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex:
 - shall not smoke any tobacco, marijuana or vape products inside the rental unit, within the residential complex or within nine (9) meters from the doors or windows of the residential complex.
 - Shall occupy one parking spot for the vehicle owned by the Tenant(s) in the rental unit as per the lease agreement.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 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 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.
3. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 1, 2026.
4. If the Tenants do not pay the Landlord the full amount owing on or before April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2026, at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Rachael Kukoyi
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.