



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093643-25

In the matter of: 807, 390 BURWELL ST
LONDON ON N6B 0A1

Between: M. F. ARNSBY PROPERTY MANAGEMENT Landlord

And

MOHAMMAD NEMATİ Tenants
ZAHAR GHASEMI

M. F. ARNSBY PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict MOHAMMAD NEMATİ and ZAHAR GHASEMI (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.

This application was scheduled to be heard by videoconference on February 10, 2026. The Tenants attended and were supported by Nina De Maeyer. The Landlord's Legal Representative, Laura Groshok, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. For a twelve (12) month period commencing February 10, 2026, the Tenants, any occupants and/or guests will not smoke in the rental unit.
2. **If the Tenants fail to meet the terms, as per paragraph 1 above in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' failure to meet this term.**

3. The Tenants shall pay the \$186.00 application filing fee on or before June 30, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing July 1, 2026.

February 17, 2026
Date Issued

Susan Parsons
, 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.