



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094293-25

In the matter of: 4, 83 CLEARVIEW HTS
YORK ON M6M2A3

Between: GURPAL SINGH Landlord

And

MARGARET LEWIS Tenant

GURPAL SINGH (the 'Landlord') applied for an order to terminate the tenancy and evict MARGARET LEWIS (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

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's representative, Harjit Dubb, and the Tenant, Margaret Lewis

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

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.
 - For a period of 12 months starting February 10, 2026 to February 9, 2027 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not smoke in the rental unit or in the common areas of the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph **1** 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.
3. On or before March 15, 2026, the Tenant shall pay to the Landlord \$93.00 which represents half of the application filing fee. The Landlord agrees to waive the remaining \$93.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Ryan Gacnik
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.