



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

File Number: LTB-L-084322-25

In the matter of: 60 BRIDGE ST W
WATERLOO ON N2K1K8

Between: Bob Singh Landlord

And

Keith Mutafya Tenant

Bob Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Keith Mutafya (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 parties attended a hearing on January 27, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord, the Tenant's Legal Representative, Michael Ramsay the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant is responsible for ordinary cleanliness of the rental unit.
2. The Tenant shall give the Landlord a key to the rental unit.

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. For the next 12 consecutive months from the date of this order
 - a. The Tenant shall not alter the locking system on a door giving entry to a rental unit
 - b. The Tenant shall not harass, obstruct, coerce, threaten or interfere with a landlord.
 - c. The Tenant shall notify the Landlord in writing of any repairs that need to be done.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 17, 2026

Date Issued

Roxanne Theriault

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.