



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096207-25

In the matter of: 2002, 2450 WESTON RD
NORTH YORK ON M9N2A3

Between: Continuum REIT SUB GP INC.

Landlord

And

Ayale Mohamed Nur
Faduma Mohamed Yusuf
Said Omar
Abdirahman Mohamed Nur

Tenants

Continuum REIT SUB GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Ayale Mohamed Nur, Faduma Mohamed Yusuf, Said Omar and Abdirahman Mohamed Nur (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;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

Continuum REIT SUB GP INC. (the 'Landlord') also applied for an order requiring Ayale Mohamed Nur, Faduma Mohamed Yusuf, Said Omar and Abdirahman Mohamed Nur (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on February 17, 2026.

The Landlord and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall pay to the Landlord \$3,474.88, which represents the cost to remediate the damage and the cost of filing the application.

3. The Tenants shall pay this amount to the Landlord as follows:

The Tenants shall pay to the Landlord \$300.00 per month on the 1st day of each month starting March 1, 2026, and continuing on until January 1, 2027 inclusive, and a final payment on February 1, 2027 in the amount of \$174.88.

4. If the Tenants fails to comply with the conditions set out 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.

February 19, 2026
Date Issued

Brenda Mercer
Member, 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.