



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

File Number: LTB-L-067916-25

In the matter of: 20, 113 EMERALD ST S
HAMILTON ON L8N2V4

Between: D.D. Acquisition Partnership Landlord

And

Mohamed Abdifatah Tenant

D.D. Acquisition Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamed Abdifatah (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Before the start of the hearing the Landlord's Legal Representative, Eric Steinman, and the Tenant engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 12-month period starting on February 17, 2026.
2. The Tenant, the Tenant's occupants or guests, shall not permit excessive noise or disruptive conduct in the rental unit or residential complex, including but not limited to:

- a) Loud music, fighting, yelling, screaming, dragging furniture, or otherwise.
- 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.
- 4. The Landlord waives the right to recover the application filing fee from the Tenant.

February 25, 2026
Date Issued

Michelle Forrester
Hearing 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.