



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091444-25

In the matter of: 314, 72 GAMBLE AVE
TORONTO ON M4K2H1

Between: Rane Management Landlord

And

Irena Pula Tenant

Rane Management (the 'Landlord') applied for an order to terminate the tenancy and evict Irena Pula (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 mediated by videoconference on February 19, 2026. Paralegal, Ilana Glickmen, attended on behalf of the Landlord. The Tenant attended with her friend, Parissa Moussavi. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General information:

1. The Landlord gave the Tenant a first, voidable N5 notice of termination, effective September 20, 2025. Therefore, the Landlord was allowed to give the Tenant a second, non-voidable N5 notice of termination under section 68 of the *Residential Tenancies Act, 2006* (Act).
2. The Landlord gave the Tenant a second N5 notice of termination, effective November 30, 2025. The notice of termination contains the following allegations regarding the Tenant's son: aggressive behaviour such as screaming, filming a resident and yelling at the superintendent.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

4. Pursuant to section 78 of the Act, the Tenant will ensure the actions and activities details in the Form N5 notices will immediately stop and will not occur over the next 12 months: February 18, 2026 to February 17, 2027.
5. The Tenant will pay the Landlord the filing costs of \$186.00 on or before March 1, 2026, subject to interest provisions.

On consent, it is ordered that:

1. Pursuant to section 78 of the Act, the Tenant will ensure the actions and activities details in the Form N5 notices will immediately stop and will not occur over the next 12 months: February 18, 2026 to February 17, 2027.
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. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before March 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Shawn Hayman
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.