



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

File Number: LTB-L-105407-25

In the matter of: 1011, 120 DUNDAS STREET EAST
MISSISSAUGA ON L5A1W6

Between: GALAXY REAL ESTATE CORE ONT PROPERTIES Landlord

And

SADAF HARIS Tenant

GALAXY REAL ESTATE CORE ONT PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict SADAF HARIS (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 scheduled to be heard by videoconference on February 23, 2026.

The Landlord's Legal Representative Sean D. Beard, the Landlord's Agent Marla Dash and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. In addition to usual service of notices related to pest control, the Landlord will e mail said documents to the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.

2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
4. The tenancy between the Landlord and the Tenant continues to May 31, 2026, if the Tenant meets the conditions set out below.
5. The Tenant shall comply with any efforts for future pest control treatments if required.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 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.
7. The Tenant paid the Landlord \$186.00 which represents the cost of filing the application.

February 26, 2026
Date Issued

Melinda Jamieson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.