



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

File Number: LTB-L-097986-25

In the matter of: 33, 935 QUEEN ST W
TORONTO ON M6J1G7

Between: 2692201 Ontario Inc. Landlord

And

Manuel Rego Tenant

2692201 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Manuel Rego (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.

The application was scheduled to be heard on February 24, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Bryan Rubin, and the Tenant, who was assisted by Moses Kigongo for technology and language interpretation support, were present. The Tenant met with Tenant Duty Counsel prior to the resolution discussion.

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, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenant shall not engage in any of the behaviours set out in the N5 Notice dated October 7, 2025. Without limiting the generality of the foregoing, the Tenant shall comply with the following:
 - The Tenant shall not leave any doors to the residential complex open. The Tenant shall ensure that all doors to the complex are properly closed when entering or exiting;
 - The Tenant shall not make obscene or disrespectful gestures, including, but not limited to, raising his middle finger toward any cameras in or on the residential complex, or toward the Landlord or any of the Landlord's staff;
 - The Tenant shall not direct inappropriate or profane language toward the Landlord or the Landlord's staff in or on the residential complex;
 - The Tenant shall not expose his rear end to the Landlord or the Landlord's staff;
 - The Tenant shall not slam the door to his rental unit in a manner that causes excessive noise or disturbs others; and
 - The Tenant shall not rip, remove, or otherwise tamper with any signage located at the rental office or in any other area of the residential complex.
3. The terms as set out in paragraph 2 of this Order shall remain in effect until **February 28, 2027**.
4. If the Tenant fails to comply with any of the terms as 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 Landlord and Tenant Board without notice to the Tenant.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing as set out in paragraph 5 of this order on or before February 28, 2027, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2027 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Nancy Fahlgren
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.