



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100129-25

In the matter of: 2601, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

BUSRA ORUC Tenant

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict BUSRA ORUC (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 26, 2026.

The Landlord's Agent Imran Belim and the Landlord's Legal Representative Geoff Paine and the Tenant attended the hearing.

On consent of the parties, 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 remove all walls, doorframes, and makeshift walls in the rental unit which have been constructed by the Tenant by March 2, 2026
3. From March 2, 2026, the Tenant shall not make any alterations, or build any enclosures within the rental unit for the life of the tenancy.
4. If the Tenant fails to comply with the conditions set out in paragraph 2-3 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.
5. The Tenant shall also 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 on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Reid Jackson
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.