



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104964-25

In the matter of: 102, 550 SCARBOROUGH GOLF CLUB RD
TORONTO ON M1G1H6

Between: SUNDER GROUP OF COMPANIES LTD. Landlord

And

OLANIRAN OLATOYE Tenant

SUNDER GROUP OF COMPANIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict OLANIRAN OLATOYE (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 24, 2026. The Landlord's legal representative Geoff Paine, the Landlord's agent Max Gonzalez, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. For the duration of the tenancy, the Tenant shall not store any Barbeque, or any equipment related to the Barbeque (including Hibachi), on the balcony located at the rental unit.
2. For the duration of the tenancy, the Tenant shall also not use the balcony located at the rental unit for storage purposes.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 or 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* 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. On or before May 30, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Inderdeep Padda
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.