



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

File Number: LTB-L-097174-25

In the matter of: 105, 10 GARFELLA DR
ETOBICOKE ON M9V2E9

Between: SITELINE (10 GARFELLA) INC. Landlord

And

LEYLA ADAM Tenant

SITELINE (10 GARFELLA) INC. (the 'Landlord') applied for an order to terminate the tenancy and evict LEYLA ADAM (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 application was scheduled to be heard by video conference on February 26, 2026. Before the start of the hearing, the Landlord's Representative, Sara Ginman, the Tenant's representative, Manpreet Parhar, the interpreter, Fatima Dini and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

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 obtain valid Tenant insurance coverage on or before March 26, 2026, and shall provide the Landlord with a valid Certificate of Insurance confirming active coverage by that date
3. If the Tenant fails to comply with the conditions 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 LTB without notice to the Tenant.

4. The Tenant shall also 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 March 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 27, 2026 at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Sarah Visnovec
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.