



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

File Number: LTB-L-097186-25

In the matter of: 309, 10 GARFELLA DR
ETOBICOKE ON M9V2E9

Between: SITELINE (10 GARFELLA) INC. Landlord

And

KARAR MOHAMED Tenant

SITELINE (10 GARFELLA) INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KARAR MOHAMED (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 26, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Sara Ginman, the Tenant, and the Tenant's Support, Hamza Said, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant has paid to the Landlord \$186.00 for the cost of filing the application.

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. On or before March 31, 2026, the Tenant shall provide the Landlord with proof of Tenant Liability Insurance by uploading a copy to the designated online Tenant Portal (Property Vista) or by delivering a copy to the Landlord's Management Office.

3. If the Tenant fails to comply with the condition(s) 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.

March 4, 2026
Date Issued

Michelle Forrester
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.