



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095195-25

In the matter of: UNIT 209, 717 THE QUEENSWAY
ETOBICOKE ON M8Y1L4

Between: 2135725 Ontario Inc. Landlord

And

Irene McDines Turner Tenant

2135725 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Irene McDines Turner (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on March 3, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Maria Sturino and the Tenant's Representative Ali Ahmed attended were present.

The parties agreed that:

1. The behavioural conditions negotiated in this order are intended to govern the parties for the remainder of the tenancy.
2. The Tenant owes the Landlord \$6,934.81 as compensation for damage.

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. For a period of 12-months from the date of this order, up to and including March 03, 2027, the Tenant, the Tenant's guests, other roommates or occupants of the rental unit, and/or individuals invited into the residential complex by the Tenant, shall not:
 - Cause damage to the rental unit or residential complex;
 - Cause a substantial interference with the reasonable enjoyment of the residential complex for other Tenants; and,
 - Cause a substantial impairment of safety for other individuals in the residential complex.
3. The Tenant shall pay the Landlord \$6,934.81 for damages in accordance with the following schedule:
 - \$1,733.70 on or before March 15, 2026;
 - \$1,733.70 on or before April 15, 2026;
 - \$1,733.70 on or before May 15, 2026; and,
 - \$1,733.70 on or before June 15, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 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.

March 4, 2026
Date Issued

Adam Rogers
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.