



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

File Number: LTB-L-097809-25

In the matter of: 201, 2202 WESTON RD
TORONTO ON M9N1Y3

Between: BIDDINGTON PROPERTY MANAGEMENT CORP. Landlord

And

SANDRA OGUNLOWO Tenant

BIDDINGTON PROPERTY MANAGEMENT CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict SANDRA OGUNLOWO (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 9, 2026.

The Landlord's Legal Representative Geoff Paine, the Landlord's Agent Gobal Mailwagalam and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

The parties acknowledged at the hearing that the conditions set out in the order are in effect from the date of the hearing, prior to the order being issued. Despite this they both acknowledge that they will be bound by the dates as presented and agreed upon orally at the hearing. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the duration of the tenancy.
2. The Tenant will not leave her stove unattended while in use.

3. If the Tenant fails to comply with the condition set out in paragraphs 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 pay to the Landlord \$186.00 the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Sean Ramage
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.