



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102875-25

In the matter of: 2, 16 SOUTHDALE AVE
KITCHENER ON N2M3V5

Between: T.S BEDI Landlord

And

Oral Gayle Tenant

T.S BEDI (the 'Landlord') applied for an order to terminate the tenancy and evict Oral Gayle (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 March 10, 2026. The Landlord's agent Lyra Joya and the Tenant were present. The parties reached consent prior to the mediation. I was satisfied the parties understood the terms and consequence of their consent as set out in the order below.

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 for the next 12 months from the date of the order.
2. The Tenant shall provide the Landlord with proof of Tenant Insurance policy or Rental insurance on or before March 11, 2026.
3. The Tenant shall ensure this rental insurance policy mentioned in paragraph 2 of this order is active for the minimum of 12 months.
4. If the Tenant fails to comply with the conditions set out in paragraph 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.

5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 11, 2026
Date Issued

Maryam Cooper
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.