



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

File Number: LTB-L-103128-25

In the matter of: 2202, 200 CHALKFARM DR
TORONTO ON M3L2H7

Between: Greenboard Holdings Ltd Landlord

And

Kenley Small Tenants
Selby Soyini

Greenboard Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Kenley Small and Selby Soyini (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 17, 2026.

The Landlord's representative, Geoff Paine, and one of the Tenants, Kenley Small, attended the hearing. Kenley Small stated that they had authority to act on behalf of the second named Tenant.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. On or before March 26, 2026, the Tenants shall remove the secondary lock from the unit entry door.
3. The Tenants shall not install any unauthorized locks on the unit entry door.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 and 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 Tenants. 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 Tenants.

5. On or before April 15, 2026, the Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before April 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026

Date Issued

Karen Gonçalves

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.