



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

File Number: LTB-L-105699-25

In the matter of: 1110, 4100 PONYTRAIL DR
MISSISSAUGA ON L4W2Y1

Between: Forest Park Circle Landlord

And

Ernest Bailey Tenant

Forest Park Circle (the 'Landlord') applied for an order to terminate the tenancy and evict Ernest Bailey (the 'Tenant') because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or 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 23, 2026.

The Landlord's representative David Ciobotaru and the Tenant's representative Ali Ahmed attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. For the duration of the tenancy, the Tenant and their occupants and guests shall not engage in behaviour similar to the behaviour described in the N6 notice in this application.
2. If the Tenant fails to comply with the conditions set out in 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.
3. The Tenant shall pay the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

March 27, 2026

Date Issued

Dale Whitmore

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.