



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103808-25

In the matter of: 2001, 35 FRONT ST S
MISSISSAUGA ON L5H2C6

Between: SUNDER GROUP OF COMPANIES Landlord

And

TREVOR SCHULTZ Tenant

SUNDER GROUP OF COMPANIES (the 'Landlord') applied for an order to terminate the tenancy and evict TREVOR SCHULTZ (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 23, 2026. The Landlord's agent, Tatsiana Shkarupina, the Landlord's legal representative, Geoff Paine, the Tenant, the Tenant's spouse, Mary Semen and the Tenant's legal representative, Reginald Bent attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

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. On or before April 23, 2026, the Tenant shall remove the unauthorized dishwasher machine from the rental unit.
3. For the duration of the tenancy, the Tenant shall not store or bring into the rental unit any unauthorized appliance(s) including but not limited to unauthorized dishwashers and or washing machines.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2-3 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. On or before April 30, 2026, the Tenant shall also 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 April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Oluwatobi Abobarin
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.