



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

File Number: LTB-L-105771-25

In the matter of: PH07, 5 TANGREEN CRT
TORONTO ON M2M3Z1

Between: CAPREIT 2 LIMITED PARTNERSHIP Landlord

And

IAN SUFRIN Tenant

CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict IAN SUFRIN (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 application was heard by videoconference on March 26, 2026. The Landlords' legal representatives, Geoff Paine, the Landlord's agent, Danushka Perera and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. For the duration of the tenancy, the Tenant/Occupants and/or guests shall not make excessive noise which is not limited to screaming and yelling.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. On or before April 20, 2026 the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant fails to make the payment in accordance with paragraph 3 of this order, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

Floredana Ungureanu
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.