



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

File Number: LTB-L-105813-25
LTB-L-063558-25

In the matter of: 10, 111 CLIFFORD ST
TIMMINS ON P4R1B7

Between: Nischal Ram Landlord

And

Jeff Walker Tenant

Nischal Ram (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Walker (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 (L2 Application–LTB-L-105813-25).

Nischal Ram (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Walker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application–LTB-L-063558-25).

The application was heard by videoconference on March 26, 2026. The Landlords' legal representatives, Lauren Piroli and the Tenant attended 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.

During mediation, the parties resolved this application together with the Landlord's L1 Application in LTB File LTB-L-063558-25.

Agreed Facts:

1. In addition to posting the notice of entry on the door of the rental unit, the Landlord shall also leave a copy of the notice of entry between the door and the door frame.
2. Only maintenance personnel, and not the superintendent, will conduct inspections of the rental unit, provided the Landlord gives the Tenant proper notice of entry in accordance with the Residential Tenancies Act, 2006 (the "Act").
3. The Landlord waives the application filing fee (\$186.00).

On consent it is ordered that:

L2 Application – LTB-L-105813-25

1. For a period of 12-month starting March 26, 2026 to up and inclusive March 26, 2027, after receiving proper notice of entry as required by the *Residential Tenancies Act, 2006* (the 'Act') from the Landlord, the Tenant shall allow the Landlord entry to the rental unit for inspection.
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.

L1 Application – LTB-L-063558-25

3. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.
4. The application having been withdrawn, the LTB's file is closed.

March 31, 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.