



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

**File Number:** LTB-L-084722-25

**In the matter of:** 1111A, 11 HOMEWOOD AVE  
TORONTO ON M4Y2J7

**Between:** The Dara Residence Landlord

**and**

Kareem khan Tenant

The Dara Residence (the 'Landlord') applied for an order to terminate the tenancy and evict Kareem khan (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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in 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 24, 2026.

The Landlord's representative, Jeff Shabes, the Tenant, and the Tenant's financial guardian, Joyce Dason, and case manager Melissa McMillian attended the hearing.

### **On consent of the parties, it is ordered that:**

1. From the date of the hearing and for the duration of the tenancy, the Tenant shall comply with the following terms to resolve this application:
  - a. the Tenant shall not engage in behaviour, which would seriously impair the safety of another person, while in the residential complex; and
  - b. the Tenant shall not engage in any illegal act or carry on an illegal business at the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 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 Board without notice to the Tenant.

3. The parties agree that if the Tenant fails to comply with this order then the Landlord shall provide the Public Guardian and Trustee 5 days' notice before applying to the Board under s.78 of the Act for an order terminating the tenancy and evicting the Tenant.
4. The Landlord and the Public Guardian and Trustee, as the statutory guardian of property for the Tenant, consent to the Tenant paying the Landlord damages of \$960.00. As of the hearing date, it is undisputed that the Tenant has paid \$450.00 to the Landlord; therefore, the amount owing as of April 1, 2026 is \$510.00 plus the filing fee of \$186.00. Accordingly, the Tenant shall pay the Landlord \$696.00 in accordance with the following schedule:
  - \$150.00 on April 1, 2026;
  - \$150.00 on May 1, 2026;
  - \$150.00 on June 1, 2026; and
  - \$150.00 on July 1, 2026; and
  - \$96.00 on August 13, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before August 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 14, 2026 at 4.00% annually on the balance outstanding.

**March 31, 2026**

**Date Issued**

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Adeela Alvez

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.