



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104226-25

In the matter of: 709, 550 SCARBOROUGH GOLF CLUB RD
TORONTO ON M1G1H6

Between: Sunder Group of Companies Ltd. Landlord

And

Senaka Vithanage Tenants
Sirima Khdigiwe

Sunder Group of Companies Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Senaka Vithanage and Sirima Khdigiwe (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 19, 2026.

The Landlord's Agent, Max Gonzalez, the Landlord's representative Geoff Paine and the Tenant, Sirima Khdigiwe attended the hearing.

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 consequences of the joint submission.

The parties agree:

1. The Tenants have paid \$186.00 to the Landlord, which represents the costs of the filing the application.

On consent the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continue if the Tenants meet the conditions set out below.
2. The Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex shall not burn any items within the rental unit, including but not limited to, incense burning sticks for the remainder of the tenancy.

3. If the Tenants fail to comply with the conditions set out in paragraph 2 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 Tenants. 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.

April 8, 2026
Date Issued

Joshua Labbe
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.