



Order under Section 69 Residential Tenancies Act, 2006

Citation: SUNDER GROUP OF COMPANIES v RUSSO, 2026 ONLTB 29788

Date: 2026-04-10

File Number: LTB-L-006779-26

In the matter of: 909, 35 FRONT ST S
MISSISSAUGA ON L5H2C6

Between: SUNDER GROUP OF COMPANIES Landlord

And

RALPH RUSSO Tenants
PAMELA RUSSO

SUNDER GROUP OF COMPANIES (the 'Landlord') applied for an order to terminate the tenancy and evict RALPH RUSSO and PAMELA RUSSO (the 'Tenants') because:

- the Tenants 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 9, 2026.

The Landlord's Legal Representative, Geoff Paine, and the Tenants, Pamela Russo attended the hearing. The Tenants Pamela Russo appeared as agent on consent for the other Tenants, Ralph Russo.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants, their occupants, and or their guests shall have all dogs on leash, muzzled and controlled at all times while on the residential complex during the tenancy, except in the Tenants' rental unit.
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 Tenants.

4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1 2026 at 4.00% annually on the balance outstanding.

April 10, 2026

Date Issued

Panagiotis P. Roupas

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.