



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

File Number: LTB-L-000746-26

In the matter of: 2707, 370 RIDELLE AVE
YORK ON M6B4B4

Between: Hersz Properties Landlord

And

Gyula Bordas Tenant

Hersz Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Gyula Bordas (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 16, 2026.

Landlord Legal Representative Matt Anderson, Landlord Agent Ellena Occhino, the Tenant and their spouse Bettina Varga attended the hearing. In writing, the Tenant authorized their partner to assist, translate and speak on their behalf.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a one-year period starting April 16, 2026 to April 15, 2027, the Tenant shall ensure that they, another occupant of the rental unit or a person they permit in the residential complex does not substantially interfere with the reasonable enjoyment of the residential complex for all usual purposes by the landlord or another tenant or substantially interfere with

another lawful right, privilege or interest of the landlord or another tenant, including, but not limited to, the issues raised in the N5 notices (allowing smoke to emanate from the rental unit or balcony causing substantial interference to others, or causing excessive noise that substantially interferes with others).

3. If the Tenant fails 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 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.
4. On or before May 20, 2026, the Tenant shall also pay to the Landlord \$93.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 21, 2026, at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Melinda Jamieson
Hearing 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.