



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

File Number: LTB-L-075851-25

In the matter of: 904, 840 MONTREAL RD
OTTAWA ON K1K4W3

Between: Claridge Homes (Rockliffe Mews) LP Landlord

And

Iman Roble Tenant

Claridge Homes (Rockliffe Mews) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Iman Roble (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 application was heard by videoconference on April 21, 2026. The Landlord's legal representative, Alex Grant, the Landlord's agent, Michelle Taylor, the Tenant and the Tenant's legal representative, Charles Ng 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.

Agreed Facts:

1. The Landlord waives the application filing fee of \$186.00. However, if the Tenant fails to comply with the conditions of this Order and the Landlord is required to file an L4 application, the Tenant shall be responsible for paying the application fee.
2. Notwithstanding the 60-day notice requirement set out in the *Residential Tenancies Act, 2006* (the "Act"), the Landlord agrees to accept a minimum of 30 days' notice of termination from the Tenant should the Tenant choose to terminate the tenancy.

On consent it is ordered that:

1. The Tenant shall not cause further disturbances related to the issues outlined in the N5 Notice for the period starting April 21, 2026 to April 21, 2027.

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.

April 27, 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.