



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-038412-26

In the matter of: 3204, 40 PLEASANT BLVD
TORONTO ON M4T1J9

Between: Yonge Pleasant Holdings Ltd. Landlord

And

Aisan Ahmadi Tenant

Yonge Pleasant Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Aisan Ahmadi (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 17, 2025, with respect to application LTB-L-028009-23.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions in Paragraph 1 as specified in the October 17, 2025 consent order:
 1. *The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the duration of the tenancy.*
 - *The Tenant shall not repeat the activity as depicted in the N5. If the dog has an accident, defecates, or urinates, the Tenant must deposit any fences and water down any urine spots forthwith.*

The landlord has received complaints with video and photos that show that the Tenant has allowed urine to drop from their balcony to the balcony below. This has been documented to have occurred on the following occasions:

- **April 1, 2026, at approximately 2:10 p.m.**
- **April 3, 2026, at approximately 9:46 a.m.**
- **April 15, 2026, at approximately 2:07 p.m.**
- **April 22, 2026, at approximately 11:37 a.m.**
- **April 24, 2026, at approximately 7:52 a.m.**
- **May 1, 2026, at approximately 8:06 a.m.**

Further the landlord's staff conducted an inspection, on or about April 23, 2026, at approximately 1:15 p.m. to investigate and verify the complaints received on April 22, 2026. Staff confirmed that there were urine stains on the balcony railing ceiling and on the balcony glass. The Landlord submitted photos regarding the incident.

It is ordered that:

1. Order LTB-L-028009-23 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 19, 2026.
3. If the unit is not vacated on or before May 19, 2026, then starting May 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 20, 2026.

May 8, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until May 18, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by May 18, 2026, the order will be stayed, and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 20, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.