



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005982-26

In the matter of: 403, 100 Gowan Avenue
Toronto ON M4K2E2

Between: Hazelview Property Services Inc. Landlord

And

Glenfield Jessamy Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Glenfield Jessamy (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 mediated by videoconference on April 30, 2026.

The Landlord's Legal Representative, Peter Lopez, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue if the Tenant meets the conditions set out below.
2. For a period of 12 months, May 1, 2026 to April 30, 2027, neither the Tenant nor the Tenant's guests shall engage in any of the behaviours that gave rise to the N5 Notices of Termination, including, but not limited to:
 - a) Hammering, banging or dropping heavy objects;
 - b) Yelling;
 - c) Incessant dog barking.

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

May 11, 2026
Date Issued

Angela McLaughlin
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.