



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

File Number: LTB-L-019016-26

In the matter of: 7, 90 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Yassir Bahar Ahmed Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Yassir Bahar Ahmed (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 heard by videoconference on May 6, 2026. The Landlord's agent, Jaspreet Kaur, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant has paid the \$186.00 fee to the Landlord.

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. The Tenant is required to maintain the rental unit in a reasonable and ordinary state of cleanliness, for a period of 24-months from the date of the order. The ordinary state of cleanliness includes but is not limited to:
 - a. Floors are to be cleaned and free of debris; AND
 - b. The kitchen area is to be clean and free of sitting food and dirty dishes.
3. The Landlord will inspect the unit for compliance to paragraph 2 on a quarterly basis starting June 15, 2026. The Landlord will give the appropriate notice of entry to the Tenant prior to entering the unit.
4. The Tenant is required to properly prepare the unit for pest treatment in accordance with the instructions provided by the Landlord in the pest treatment preparation sheet. The Landlord will provide at least 7 days notice to the Tenant to allow for compliance with the unit preparation requirements.
5. If the Tenant fails to comply with the conditions set out in paragraph 2 and/or 4 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Residential Tenancies Act, 2006, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.

May 13, 2026
Date Issued

Sonja Richter
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.