



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

File Number: LTB-L-109044-25

In the matter of: 9, 16 CHURCH ST E
BRAMPTON ON L6V1E9

Between: 2095295 Ontario Inc. Landlord

And

Tandaekah Takashi Frazer Tenant

2095295 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tandaekah Takashi Frazer (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

2095295 Ontario Inc. (the 'Landlord') also applied for an order requiring Tandaekah Takashi Frazer (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 6, 2026.

Eric Steiman appeared as the Landlord's legal representative. Stacy Hughes appeared as the Tenant's legal representative.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective May 31, 2026.
2. The last month's rent deposit shall be applied to rent for May 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.
5. The Landlord waives the \$186.00 application filing fee.

May 12, 2026
Date Issued

Andrew Rowell
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 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