



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094897-25

In the matter of: 607, 1290 RATHBURN RD W
MISSISSAUGA ON L5C4E4

Between: Peel Housing Corporation o/a Peel Living Landlord

And

Shahanaz Malik Tenant

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Shahanaz Malik (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

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

The Landlord also applied for an order requiring 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.

The application was heard by videoconference on May 5, 2026. The Landlord's legal representative Kailee Trigiani, the Tenant's legal representative Kenia Afolabi, and the Tenant 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 agreed to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall restore the rental unit to a state of ordinary cleanliness by June 30, 2026, free of excessive clutter and in accordance with section 33 of the *Residential Tenancies Act*. Specifically, the Tenant shall bring the unit into compliance by completing the following:
 - a. Decluttering the storage closet;
 - b. Decluttering the unit's balcony; and
 - c. Cleaning all surface areas and flooring.
3. The Tenant shall maintain the rental unit at a Level 1 on the Clutter Scale referenced in Schedule 1 of this order for a period of 12 months, starting June 30, 2026 and continuing to June 29, 2027.
4. The Tenant shall meet the following conditions starting May 18, 2026 and continuing to June 29, 2027:
 - a. The Tenant shall prepare the unit for pest control treatments in accordance with the pest treatment preparation instructions.
 - b. Upon receiving 24-hour written notice of entry, the Tenant shall permit the Landlord or its vendors entry into the rental unit.
5. The Tenant shall pay to the Landlord the amount of \$784.22, representing out-of-pocket costs the Landlord has incurred or will incur to repair or replace the damaged property.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - Payments of \$25.00 on or before the 1st day of the month starting on June 1, 2026, and continuing each month until December 1, 2028; and
 - A final payment of \$9.22 on or before January 1, 2029.

7. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 4, or 6 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.

May 14, 2026
Date Issued

Sandra Sabourin
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.

Schedule 1