



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020972-26

In the matter of: 208, 323 RUSHOLME RD
TORONTO ON M6H2Z2

Between: Sterling Silver Development Corporation Landlord

And

Erion Sheshi
Rozeta Xhokaxhi Tenants

Sterling Silver Development Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Erion Sheshi and Rozeta Xhokaxhi (the 'Tenants') because:

- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

This application was heard by videoconference on May 12, 2026.

The Landlord's Legal Representative, Kundai Govereh attended the hearing. A witness for the Landlord, Lirian Lici attended the hearing. An interpreter for the Landlord's witness, Ilirjan Bimo also attended the hearing.

The Tenant, Erion Sheshi attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The tenancy will continue, and the Tenants will remain in possession of the rental unit subject to the following conditions for a period of 24 months from May 12, 2026.
 - a) The Tenants, occupant or guest will not engage in any aggressive, verbal or physical behaviour towards anyone on the residential complex.

2. If the Tenants fail to comply with the conditions set out in paragraph 1 (a) above, then, within 30 days of the breach, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 1 of this order.
3. On or before, May 31, 2026, the Tenants will pay the Landlord the amount of \$186.00 for the filing fee the Landlord has incurred.
4. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Trish Carson

Member, 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.