



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

File Number: LTB-L-007483-26

In the matter of: 411, 375 BAY MILLS BLVD
SCARBOROUGH ON M1T 2G6

Between: Bay Mills Place Landlord

And

Ahmad Falak Tenant

Bay Mills Place (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Falak (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

This application was heard by videoconference on May 7, 2026.

The Landlord's Representative, Matt Anderson, the Landlord's Agent, Dora Zaharia and the Tenant, Ahmad Falak attended the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. Without admitting allegations raised in the Landlord's application to resolve the application the Tenant agreed to the following commencing May 7, 2026, up to period ending December 31, 2026:
 - a) The Tenant, occupant or guest shall not substantially interfere with the reasonable enjoyment of the Landlord or the other tenants or interfere with another lawful rights, interests or privileges of the Landlord or another Tenant within the rental complex, and, including but, not limited to the contents of the N5 notices.

2. If the Tenant fails to comply with the conditions set out in paragraph (1 a) 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 19, 2026
Date Issued

Tanya Speedie
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.