



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

**File Number:** LTB-L-006176-26

**In the matter of:** 1902, 3665 ARISTA WAY  
MISSISSAUGA ON L5A4A3

**Between:** Morguard NAR Canada Limited Partnership Landlord

**And**

Mahmood Aryobi Tenants  
Solaman Aryobi

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Mahmood Aryobi and Solaman Aryobi (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on May 13, 2026. The Landlord's legal representative, Ellena Azadian and the Tenant, Solaman Aryobi attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

### **On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continue if the Tenants meet the condition(s) set out below.
2. On or before May 29, 2026, the Tenants shall provide the Landlord with an updated certificate of insurance that reflects the name of the Tenant, Solaman Aryobi on the insurance policy document.
3. If the Tenants fail to comply with the condition set out in paragraph 2 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 Tenants. 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 Tenants.

4. On or before May 29, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before May 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 30, 2026, at 4.00% annually on the balance outstanding.

**May 20, 2026**  
**Date Issued**

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Oluwatobi Abobarin  
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.