



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084714-25

In the matter of: 3, 4 MAXWELL SETTLEMENT RD
BANCROFT ON K0L1C0

Between: Suthaharan Thambirajah Landlord

And

Chantal Abrams Tenant

Suthaharan Thambirajah (the 'Landlord') applied for an order to terminate the tenancy and evict Chantal Abrams (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 13, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

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

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition(s) set out below.
2. Starting immediately and for a 12-month period to May 13, 2027, the Tenant shall keep and maintain the rental unit in a state of ordinary cleanliness.
3. If the Tenant fails 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 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

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.