



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hazelview Property Services Inc. v Abdullah, 2026 ONLTB 42755

Date: 2026-05-29

File Number: LTB-L-012658-26

In the matter of: 1503, 41 DUNDONALD ST
TORONTO ON M4Y1K6

Between: Hazelview Property Services Inc.

Landlord

And

Syed Abdullah
Mir Tareeq

Tenants

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Syed Abdullah and Mir Tareeq (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 27, 2026.

The Landlord's Agent, Vladimir Ciobanu, and the Landlord's Legal Representative, Sara Mathew and the Tenants attended the hearing. The Tenants declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026. The Tenants last months rent deposit shall be used for the last month of the tenancy pursuant to section 106(10) of the Act.
2. The Tenants shall refrain from storing e-bikes and any other vehicles in the residential complex without the Landlord's written authorization.

3. Should the Tenants seek to store e-bikes and/or park vehicles in the residential complex, they will seek the Landlord's authorization and relevant registration information shall be provided to the Landlord.
4. Should the Tenants receive approval to store and or park e-bikes and or other vehicles on the residential complex, they shall refrain from charging the e-bikes and or vehicles within the residential complex.
5. If the Tenants fail to comply with the conditions set out in paragraph 2, 3, and 4 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.
6. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Panagiotis P. Roupas
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.