



**Order under Section 94.7 / 94.15
Residential Tenancies Act, 2006**

File Number: LTB-C-107242-25

In the matter of: 75, 3019 FAIRLEA CRES
OTTAWA ON K1V0N8

Between: Fairlea Park Housing Co-operative Co-op

And

Madina Hassan Siyaad Co-op Member

Fairlea Park Housing Co-operative (the 'Co-op') applied for an order to end the occupancy of the member unit and evict Madina Hassan Siyaad (the 'Co-op Member') because the Co-op Member has substantially interfered with the Co-op's and another member's reasonable enjoyment, as well as the Co-op's lawful right, privilege or interest. The Co-op also claimed compensation for each day the Co-op Member remained in the unit after the termination date.

The Co-op also applied for an order requiring the Co-op Member to pay the Co-op's reasonable out-of-pocket costs the Co-op has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Co-op Member, another occupant of the member unit or someone the Co-op Member permitted in the residential complex.

A Case Management Hearing was held on February 25, 2026. The parties were unable to resolve the application. Therefore, the matter proceeded to a merits hearing.

This application was heard by videoconference on May 26, 2026.

The Co-op's agent, Penelope Kandial, the Co-op's witness, Koontee Balgobin, the Co-op's representative, Nicole Ruby, the Co-op Member and the Co-op Member's interpreter (daughter), Zamzam Khalif, attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed:

1. Prior to the hearing, the Co-op Member paid all damages and the filing fee to the Co-op.
2. The Co-op Member's occupancy will continue subject to certain conditions placed on the Co-op Member.

It is ordered on consent that:

1. The Co-Op Member's occupancy continues if the Co-op Member meets the conditions set out below.
2. For a period of one year, from June 1, 2026 to July 31, 2027, the Co-op Member shall:
 - a) Keep clean and maintain the unit in a state of ordinary cleanliness, which state a reasonable person would consider clean;
 - b) Ensure that no strong odours are emitted from the unit and that there are no unsanitary conditions inside and around the perimeter of the building and shed area.
3. If the Co-op Member fails to comply with the conditions set out in paragraph 2 of this order, the Co-op may apply under section 94.11 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Co-op Member. The Co-op must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Co-op Member.

June 1, 2026
Date Issued

Karen Gonçalves
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.