



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

File Number: LTB-L-073465-25

In the matter of: 408, 2369 DANFORTH AVE
TORONTO ON M4C0B1

Between: Sally Bhagwandin Landlord

And

Alexandra Wilson Tenants
Colin Phillips
Nicholas Phillips

Sally Bhagwandin (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandra Wilson, Colin Phillips and Nicholas Phillips (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 Tenants

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Alex Duenas, and the Tenant, Alexandra Wilson on behalf of all Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall not engage in any disturbances of excessive noise for the duration of the tenancy.

3. If the Tenants fail to comply with the conditions set out in paragraph 3 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.

June 3, 2026
Date Issued

Christine Leitch
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.