



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

File Number: LTB-L-010157-26

In the matter of: 403, 124 SPRINGFIELD RD
OTTAWA ON K1M2C8

Between: Osgoode Properties Landlord

And

Haifa Alnaeli Tenant

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Haifa Alnaeli (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

The application was scheduled to be heard by video conference on May 27, 2026. The Landlord was represented by Anne Skelly and the Tenant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N5 Notice of Termination alleging that 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.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below, for a period of 6 months from the date of the mediation:
 - The Tenant shall not interfere with neighbours in the residential complex and shall ensure there is no excessive noise coming from her rental unit, or from the residents of the rental unit.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before October 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026, at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Helen Giannini
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.