



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013496-26

In the matter of: 205, 3023 PARKERHILL RD
MISSISSAUGA ON L5B4B3

Between: Pathway Non Profit Community Development Inc. of Peel Landlord

And

Khatra Mahdi Tenant

Pathway Non Profit Community Development Inc. of Peel (the 'Landlord') applied for an order to terminate the tenancy and evict Khatra Mahdi (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Pathway Non Profit Community Development Inc. of Peel (the 'Landlord') also applied for an order requiring Khatra Mahdi (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Pathway Non Profit Community Development Inc. of Peel (the 'Landlord') {also} applied for an order requiring Khatra Mahdi (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on June 1, 2026. The Landlord's representative, Daria Berezowska and the Tenant attended the hearing. The parties reached consent prior to the mediation and requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

The Tenant paid \$1,025.55 to the Landlord for compensations, damages and the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the duration the tenancy
2. The Tenant shall refrain from tampering with fire safety devices in the rental unit or on the complex.
3. If the Tenant fails to comply with the conditions 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.

June 3, 2026
Date Issued

Maryam Cooper
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.

