



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015245-26

In the matter of: 603, 31 HIGH ST E
MISSISSAUGA ON L5G1J9

Between: Alta Place Property Inc. Landlord

And

Jordan Aaron Jordao Tenant
James Joseph Jordao

Alta Place Property Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Aaron Jordao and James Joseph Jordao (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on June 8, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Luisa Dias Goncalves, and the Tenant participated in the mediation. The Tenant, James Joseph Jordao, represented the interests of Jordan Aaron Jordao, who did not attend the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

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.
2. For a period of 12 months, starting June 8, 2026 up to and including May 8, 2027, the Tenant, the Tenant's guests and occupants shall:
 - a. Not shout within the residential complex to a level that would interfere with the reasonable enjoyment of the landlord or other tenants;

- b. Not use coarse language (such as swear words) in the common areas of the residential complex, including halls, entrances, and other common areas of the residential property;
 - c. Not loudly slam the doors of their residential unit; and
 - d. Adhere to the residential complex's quiet hours policy by not creating excessive noise, such as playing music loudly or making other excessive noise that can be heard from outside of the unit, within the residential complex which could interfere with the reasonable enjoyment of the landlord or other tenants between the hours of 11:00 PM and 7:00 AM the next day.
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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Monica Dairo
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.