



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

File Number: LTB-L-037156-26

In the matter of: 1118, 550 SCARBOROUGH GOLF CLUB RD
TORONTO ON M1G1H6

Between: SUNDER GROUP OF COMPANIES LTD. Landlord

And

ADEYINKA ADEOTI Tenants
COMFORT ADEOTI

SUNDER GROUP OF COMPANIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict ADEYINKA ADEOTI and COMFORT ADEOTI (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on June 11, 2026.

The Landlord's legal representative, J. Paine, the Landlord's agent, M. Gonzalez, and the Tenant, A. Adeoti, attended the hearing. A. Adeoti spoke on behalf of the second named Tenant.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the remainder of the tenancy, the Tenants, their occupants, and their guests shall not bring or store gasoline, starter fluid, kerosene, or any other flammable substance within the residential complex.
3. If the Tenants fail 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 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.

4. On or before July 31, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 17, 2026
Date Issued

Mayra Sawicki
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.