



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

File Number: LTB-L-043218-26

In the matter of: 203, 770 BRUCE AVE
WINDSOR ON N9A4X2

Between: Bardhokk Vushaj Landlord

And

Sommay Khamsongka Tenant

Bardhokk Vushaj (the 'Landlord') applied for an order to terminate the tenancy and evict Sommay Khamsongka (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 and the Tenant engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on June 12, 2026. The Landlord's legal representative, Kristen Jarvis, the Tenant, and the Tenant's Support person, Bella Khamphasath, were present. The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent.

I am satisfied that the parties understood the consequences of their consent.

Agreed fact:

- Landlord will provide at least 72 hours notice prior to all pest control treatments with preparation sheet.

On consent, 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 twelve (12) months starting June 18, 2026, to June 17, 2027, inclusive the Tenant shall comply with all pest control notices and preparations.
3. If the Tenant fails to comply with the condition 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 as follows:
 1. \$100.00 on or before July 1, 2026;
 2. \$50.00 on or before August 1, 2026; and
 3. \$36.00 on or before September 1, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before September 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 2, 2026, at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Sarah Visnovec
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.