



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043047-26

In the matter of: 330 FIFTH AVE W
NORTH BAY ON P1B3N8

Between: Khizar Ali Landlord

And

Raeford Commanda Tenant

Khizar Ali (the 'Landlord') applied for an order to terminate the tenancy and evict Raeford Commanda (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking;
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

The Landlord, the Tenant, and the Tenant's legal representative, B. Brown, attended the hearing.

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

Agreed Facts:

1. The Tenant understands that he is responsible for the conduct of any occupants of the rental unit and any guests he permits to attend the residential complex.
2. The Landlord incurred an application filing fee of \$186.00. The parties agree that the Tenant shall reimburse the Landlord \$93.00, representing one-half of the filing fee.

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 twenty-four (24) months, the Tenant, any occupant of the rental unit, or any guest of the Tenant shall not traffic in drugs, or use or possess illegal drugs, in the residential 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.
4. The Tenant shall also pay to the Landlord \$93.00 representing one-half of the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$93.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 18, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.