



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

File Number: LTB-L-043351-26

In the matter of: 1602, 160 CHALKFARM DR
TORONTO ON M3L2J1

Between: GREENBOARD HOLDINGS LTD Landlord

And

ABDULKADIR AHMED MOHAHMED Tenant

GREENBOARD HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict ABDULKADIR AHMED MOHAHMED (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.

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

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

The Landlord's agent, M. Tamayo, the Landlord's legal representative, J. Paine, and the Tenant attended the hearing.

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 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 the remainder of the tenancy, the Tenant shall ensure that neither the Tenant, any occupant of the rental unit, nor any guest of the Tenant:
 - a) loiters or cause disturbances within the residential complex; or
 - b) engages in mischief or theft within 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 \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. 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 22, 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.