



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

**File Number:** LTB-L-014844-26

**In the matter of:** 209, 480 LAKESHORE RD E  
MISSISSAUGA ON L5G1J2

**Between:** ARLINGTON PARK ESTATES (1989) LTD.

Landlord

**and**

Halina Strama  
Matt Strama

Tenant  
Occupant

ARLINGTON PARK ESTATES (1989) LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Halina Strama (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.

This application was scheduled to be heard by videoconference on June 9, 2026. Instead, the Tenant, the Occupant, the Tenant's Agent Andro Fikry, who had all consulted with Tenant Duty Counsel and Landlord's Agent Rachel Hacoheh participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

### **The parties agreed that:**

1. The Tenant is authorized to park one registered vehicle with a valid parking permit that is operated and parked by the legal Tenant.
2. The Tenant's visitors are permitted to park in the visitor's parking lot during daytime hours.
3. The Occupant or any other unit occupants are not permitted to park in the visitor's parking lot at any time.

### **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 2 years, the Occupant, nor any other unit occupants shall not park or store any unauthorized vehicles in the visitor's parking lot or in the tenant parking lot at any time.

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 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 June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.

**June 17, 2026**  
**Date Issued**

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Lindsay Phomin  
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.