



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

File Number: LTB-L-019132-26

In the matter of: 805, 45 DUNFIELD AVE
TORONTO ON M4S2H4

Between: SHIPLAKE PROPERTIES LTD. Landlord

And

IRENE WANYOTO NANGULU Tenant

SHIPLAKE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict IRENE WANYOTO NANGULU (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 16, 2026.

The Landlord's Agent, Christine Racine and the Landlord's Representative, Jason Paine and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant, Occupants of the Tenant, or any Guests of the Tenant shall refrain from any advertising of the rental unit for short term rentals, subletting, or assignment without the written consent and authorization of the Landlord. The Tenant shall not advertise or attempt to re-rent the unit in any form without the Landlord's written consent and authorization.
2. On or before June 30, 2026, the Tenant shall pay the Landlord \$186.00 for the costs associated with filing this application.
3. 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.

4. Section 78 of the Residential Tenancies Act (the “Act”) applies to this Order. If the Tenant fails to comply with paragraph 1 of this order, at any time during the residential tenancy, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

June 22, 2026
Date Issued

Ilan Shingait

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.