



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

File Number: LTB-L-017748-26

In the matter of: 321, 31 ST DENNIS DR
NORTH YORK ON M3C1G8

Between: SKPM Rents 2 Landlord

And

Bagar Maros Tenants
Andrea Bagarova

SKPM Rents 2 (the 'Landlord') applied for an order to terminate the tenancy and evict Bagar Maros and Andrea Bagarova (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants

Mediation was held on June 17, 2026. The following parties participated in the mediation: The Landlord's representative Howard Levenson, and the Tenants' representative, Michelle Choe.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of 12 months starting June 17, 2026 to June 16, 2027 inclusive, the Tenants, the Tenants' guests or occupants of the unit shall not interfere with the reasonable enjoyment of other residents at the residential complex, or impair with the health and safety of others by smoking marijuana at the residential complex
3. If the Tenants fail 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 Tenants. 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 Tenants.
4. The Tenants paid to the Landlord \$186.00 for the cost of filing the application on June 16, 2026.

June 18, 2026
Date Issued

Ryan Gacnik
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.