



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

File Number: LTB-L-014850-26

In the matter of: 204, 2701 EGLINTON AVE W
YORK ON M6M1V2

Between: SKPM RENTS 2 Landlord

And

FRANK YONG BOM LEE Tenant

SKPM RENTS 2 (the 'Landlord') applied for an order to terminate the tenancy and evict FRANK YONG BOM LEE (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

Before the start of the hearing the Landlord's Representative, Howard Levenson, the Landlord's Agent, Andriy Bagliy, the Tenant's Representative, Dennis Boyce, and the Tenant, Frank Yong Bom Lee, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

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. The Tenant shall maintain the unit in the same condition of cleanliness as June 10, 2026.
3. The Tenant shall not hoard excessive personal property, garbage, or other items within the rental unit.
4. The Tenant shall ensure that the rental unit is maintained in a standard of ordinary cleanliness, throughout the duration of the tenancy.
5. The Landlord shall provide the Tenant with 48-hour notice and shall inspect the unit and all rooms in the unit on the last week of every month, to assess compliance, for a period of 12 months, commencing July 1, 2026, to June 1, 2026.

6. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4, and 5 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.

June 19, 2026
Date Issued

Sumathi Dhanapal
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.