



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

**Citation:** RPMS Property Management Services Inc. v Grant, 2023 ONLTB 15092

**Date:** 2023-01-16

**File Number:** LTB-L-041052-22

**In the matter of:** 3014, 10 SAN ROMANOWAY  
TORONTO ON M3N2Y2

**Between:** RPMS Property Management Services Inc Landlord

**And**

Tameka Grant Tenant

RPMS Property Management Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tameka Grant (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 December 21, 2022. The Landlord's legal representative, N.Sharma and the Tenant attended the hearing.

**Determinations:**

1. The parties came before me and requested to resolve the application with the following consent.

**It is ordered that:**

1. For the duration of the tenancy, the Tenant, their guests, or occupants shall not commit any illegal acts while on the property of the residential complex. Which includes but is not limited to uttering threats.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. On or before January 20, 2023 the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 20, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2023 at 5.00% annually on the balance outstanding.

**January 16, 2023**

**Date Issued**

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Curtis Begg

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.