



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074430-25

In the matter of: 501, 659 NORTHCLIFFE BLVD
YORK ON M6E5B3

Between: Toronto Community Housing Corporation Landlord

And

Anna Maria Dicocco Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Maria Dicocco (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.

Mediation was held on December 8, 2025. The following parties participated in the mediation: The Landlord's representative, Travis King, the Landlord's agent, Camille Abraham and the Tenant, Anna-Maria Dicocco.

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

The parties agreed that:

1. The Landlord's Community Services Coordinator will contact the Tenant on or before December 18, 2025 to offer support services.
2. The Landlord has waived the filing fee in the amount of \$186.00.

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.
 1. The Tenant agrees to restore the rental unit (including the balcony) to a safe, clean and reasonable living condition by March 1, 2026, including but not limited to the following:

- a) No combustible items near or on the stove.
 - b) Reducing the amount of combustible material/excessive clutter in the unit to a level acceptable to Toronto Community Housing (e.g. rooms can be used for their intended purpose).
 - c) Pathways must be clear to all the doors in the and windows and of a minimum clearance of 1 meter.
 - d) All the pathways must be clear of any obstructions from the floor to the ceiling to provide a safe means of pathways for emergency responders.
 - e) Stacked items are stacked securely and are not stacked higher than approximately 4 feet.
 - f) All the doors and entranceways to the unit must be clear and accessible - e.g. all unit doors are able to open all the way.
 - g) All rooms kept in a reasonable state of cleanliness.
2. The Landlord will provide the Tenant with 24 hours notice and will inspect the unit and all rooms in the unit after March 1, 2026, to assess compliance with paragraph 1.
 3. The Tenant agrees that once served with proper notice of entry, the Tenant shall ensure that neither they nor their occupant or guest do not deny access to the unit or otherwise impede the Landlord's ability to inspect the unit.
 4. For a period of 12 months beginning March 2, 2026 up to and including March 1, 2027, the Tenant agrees to maintain the unit in a safe, clean and reasonable living condition and free from clutter, in accordance with the standards of Toronto Community Housing Corporation.
 5. The Tenant agrees that Toronto Community Housing may conduct quarterly inspections to assess compliance with paragraph 4.
 6. If the Tenant fails to comply with the conditions set out in 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.

January 9, 2026
Date Issued

Rolland Roopchand
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.