



**Amended Order under Section 21.1 of the Statutory Powers Procedure Act
Order under Section 69/88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-073235-25-AM

In the matter of: 601, 20 ZACHARY CRT
NORTH YORK ON M6A0B2

Between: TORONTO COMMUNITY HOUSING CORPORATION Landlord

And

Camille Dorsey Tenant

TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Camille Dorsey (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

Mediation was held on December 16, 2025. The following parties participated in the mediation: The Landlord's representative, Jessica Fletcher, and the Tenant, Camille Dorsey.

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

Pursuant to a request filed by the Landlord on December 23, 2025, the order is clerically amended. The corrections have been bolded and underlined for ease of reference.

It is ordered on consent that:

1. The Landlord's application for eviction of the Tenants is resolved on the condition that:

- (a) For a period of 24 months starting March 31, 2026 to March 30, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall ensure that the rental unit, including the balcony is restored to a reasonable condition and free from clutter, and maintained in this condition. This includes but is not limited to insuring that:
 - a. No combustible, flammable or otherwise hazardous items near or on the stove;
 - b. Ensure rooms and balcony are used for their intended purpose, and free of excess clutter;
 - c. Remove all garbage, recycling and waste from the unit;
 - d. Remove all temporary electrical wiring, including any wiring from the rental unit to outlets in the residential complex;
 - e. Pathways to be clear for all exits and windows with a width of approximately 4 feet;
 - f. No trip hazards along the pathways or floors (which includes cords and wires);

- g. Stacked items are stacked securely and are not stacked higher than approximately 4 feet;
 - h. All exits and entranceways to the unit must be clear and accessible – e.g. all unit doors are able to open all the way; and,
 - i. The unit must be prepared for pest control treatments.
- (b) For a period of 24 months starting March 31, 2026 to March 30, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall ensure that the unit is prepared for pest control treatments after being duly served with a proper Notice of Entry.
- (c) For a period of 24 months starting March 31, 2026 to March 30, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not refuse entry or access to the unit, including altering the rental unit locking system, after being duly served with a Notice of Entry.
- (d) For a period of 24 months starting March 31, 2026 to March 30, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not tamper with or remove any fire life safety devices in the rental unit of in the residential complex.
- (e) On or before December 18, 2025, the Tenant shall allow the Landlord to change the rental unit locks. The Landlord will provide a key to the Tenant at the time of the lock change.
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 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.
3. The Tenant shall pay the application filing fee of \$186.00 to the Landlord in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 1, <u>2026</u>	\$50.00
February 1, <u>2026</u>	\$50.00
March 1, <u>2026</u>	\$50.00
April 1, <u>2026</u>	\$36.00

4. Should the Tenants fail to make any one of the payments listed in paragraph 3 in in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenants will start to owe simple interest calculated at 5.00% annually on the balance outstanding starting the date after the missed payment date. The Landlord has the right to collect the balance outstanding under this Order.

5. This Order on Consent is in full and final settlement of this application.

December 23, 2025
Date Issued

Ryan Gacnik
Hearings Officer, Landlord and Tenant Board

January 5, 2026
Date Amended

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.