



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077697-25

In the matter of: Unit 714, 30 Gordonridge Place
Toronto ON M1K4H7

Between: Toronto Community Housing Corporation Landlord

And

Michael Rate Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Rate (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, Roman Komarov, the Tenant's representative, Kevin Laforest, and the Tenant, Michael Rate.

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 Landlord's application for eviction of the Tenant is resolved on the condition that:
 - a) Starting December 16, 2025 and continuing until the end of the tenancy, the Tenant shall fully cooperate with VHA Home HealthCare's Restored Home: Extreme Cleaning Program and any other hoarding/unit maintenance support services arranged by the Landlord or Tenant's social worker.
 - b) Starting December 16, 2025 and continuing until the end of the tenancy, the Tenant shall permit timely access to the rental unit for scheduled cleaning, maintenance, pest control, or inspections, provided proper notice is given under the Residential Tenancies Act, 2006.
 - c) Starting December 16, 2025 and continuing until the end of the tenancy, the Tenant shall follow all reasonable directions of VHA staff and support workers during and after the cleaning process.

d) Starting December 16, 2025 and continuing until the end of the tenancy, following completion of the VHA Extreme Clean, the Tenant shall maintain the rental unit in a sanitary, safe, and organized condition, consistent with the requirements of s.33 of the RTA and as further defined below:

- The Tenant shall properly and timely dispose of garbage and recycling from the Rental Unit.
- The Tenant shall properly and timely dispose of pet waste to prevent odours, damage or unsanitary conditions caused by pets in the Rental Unit.
- The Tenant shall not permit accumulation of combustible materials, clutter, or unsanitary conditions in the Rental Unit.

e) Starting December 16, 2025 and continuing until the end of the tenancy, the Tenant shall permit such inspections and cooperate with any follow-up cleaning or maintenance deemed necessary by the Landlord or support services.

2. If the Tenant fails to comply with any of 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. Starting December 16, 2025 and continuing until the end of the tenancy, 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 conduct periodic inspections of the rental unit, upon providing at least 72 hours written notice, to confirm and monitor compliance with the terms of this Agreement.

January 8, 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.