



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

File Number: LTB-L-081785-25

In the matter of: 6, 197 CARLTON ST
TORONTO ON M5A2K9

Between: CRC Self Help Landlord

And

John Wilson Tenant

CRC Self Help (the 'Landlord') applied for an order to terminate the tenancy and evict John Wilson (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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking, and 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 16, 2025.

The Landlord's agent, Sophia Apostolopoulos, the Landlord's representative, Roman Komarov, and the Tenant attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed that:

1. The Tenant will not keep more than four cannabis plants inside the rental unit; and
2. The Tenant will not keep any cannabis plants on or around the residential complex.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the duration of the tenancy:
 - a) the Tenant shall not grow, cultivate or keep more than four cannabis plants in the rental unit;
 - b) the Tenant shall not grow, cultivate or keep any cannabis plants on or around the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 13, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Karen Gonçalves

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.