



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-044509-25

In the matter of: 1111, 31 GILDER DR
SCARBOROUGH ON M1K4P8

Between: Toronto Community Housing Corporation Landlord

And

Asha Honen Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Asha Honen (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in 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 15, 2025.

The Landlord's Legal Representative, John Edlund, the Tenant's Legal Representative, Audrey Huntley and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

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. The Tenant agrees to have the dog leashed and muzzled in the common areas of the residential complex.
3. The Tenant agrees to no longer allow the dog to urinate on the Tenant's balcony.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 of this order, the Landlord may apply under section 78 of 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 Board without notice to the Tenant.

5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application by January 20, 2026.
6. If the Tenant fails to make the payment owing under paragraph 5, and by the date required, the balance owing under paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

January 9, 2026
Date Issued

Carrie Bertrand
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.