



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-072844-25

In the matter of: 411, 1700 FINCH AVE E
NORTH YORK ON M2J4X8

Between: Toronto Seniors Housing Corporation Landlord

And

John Curtis Alton Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict John Curtis Alton (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 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.
- 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.

This application was heard by videoconference on January 6, 2026. The Landlord's legal representative, Adam Fraccaro, the Tenant's legal representative, Rebecca Ward, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. From the date of the hearing and for a period of 3 years, the Tenant agrees to the following terms to resolve the application on consent.
2. The Tenant, the Tenant's guests and/or other occupants of the rental unit, are not to harass, berate or verbally abuse building staff or other Tenants within the Residential Complex.

3. The Tenant, and Tenant's guests and/or other occupants of the rental unit, are not to interfere with the Landlord or other Tenants reasonable enjoyment of the Residential Complex, or interfere with the Landlord's interests within the Residential Complex, which includes but is not limited to:
 - a) Yelling or raising their voice in an aggressive or threatening manner, at building staff or other Tenants of the Residential Complex;
 - b) Using profanity or insulting language directed towards building staff or other Tenants;
 - c) Using threatening language or behaviour, or aggressive language or behaviour, in any manner, directed towards building staff or other Tenants;
 - d) Using racially motivated, racially insulting or derogatory language or behaviour, in any manner, directed towards building staff or other Tenants.
4. If the Tenant fails to comply with the conditions set out in paragraphs 1 through to 3 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
5. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before March 31, 2026.

January 14, 2026
Date Issued

Sonja Hudson
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.