



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Homes First Society v MacPhee, 2026 ONLTB 4500

Date: 2026-01-13

File Number: LTB-L-024423-25-RV

In the matter of: 1005, 90 SHUTER ST
TORONTO ON M5B2K6

Between: Homes First Society Landlord

And

David MacPhee Tenant

Review Order

Homes First Society (the 'Landlord') applied for an order to terminate the tenancy and evict David MacPhee (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-024423-25 issued on August 12, 2025.

On October 23, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 27, 2025, interim order LTB-L-024423-25-RV-IN was issued, staying the order issued on August 12, 2025.

This request was heard by videoconference on November 19, 2025.

The Landlord's agent, C. Hansen, the Landlord's legal representative, L. Corsetti, and the Tenant attended the hearing. The Tenant's case manager, D. McNally, also attended the hearing.

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

On consent, it is ordered that:

1. The request to review order LTB-L-024423-25 issued on August 12, 2025, is granted.
2. The order LTB-L-024423-25 issued on August 12, 2025, and the interim order LTB-L-024423-25-RV-IN issued on October 27, 2025, are both cancelled. They are replaced by the following order.
3. The Tenant shall not engage in inappropriate or aggressive behaviour towards any personal service workers or towards the Landlord's employees, which includes, but is not limited to the following behaviour: yelling, harassing or bullying individuals on the residential complex, or making comments about an individual's physical appearance.
4. The Tenant shall not answer his unit door in the nude, or when wearing clothing that reveals his genitalia.
5. Commencing December 2, 2025, and continuing each month for a period of six months, the Tenant shall permit unit inspections carried out by the Landlord.
6. No later than December 31, 2025, the Tenant shall register with the Ontario Health and Home, Loft Community Services, and Peer Support Services.
7. If the Tenant fails to comply with the conditions set out in paragraphs #3, #4, #5 and #6 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.

January 13, 2026

Date Issued

Nancy Morris

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.