



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

File Number: LTB-L-072704-25

In the matter of: 503, 800 VAUGHAN RD
TORONTO ON M6E2Z4

Between: Woodgreen Community Housing Inc. Landlord

And

Terri Williams Tenant

Woodgreen Community Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Terri Williams (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;
- 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 7, 2026.

The Landlord's Agent, Venessa Omojola, the Landlord's Legal Representative, A.S. Kassam, and the Tenant attended the hearing.

The Tenant was given the opportunity to speak with Tenant Duty Counsel, but did not do so.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) The Tenant shall not allow individuals trespassed by the Landlord into the residential complex, specifically Pamela Gomes and Wetebeck Woldenichael;
 - b) The Tenant shall not have guests in the residential complex or her rental unit between the hours of 5 p.m. to 9 a.m.;
 - c) The Tenant shall not have additional occupants in the rental unit without the written consent of the Landlord;
 - d) The Tenant and her guests shall not use the emergency exit doors for common entry/exit;

- e) The Tenant and her guests shall not harass the Landlord's staff or other tenants in the residential complex;
 - f) The Tenant shall not damage or deface the residential complex;
 - g) The Tenant shall not make loud or excessive noise in the residential complex; and
 - h) The Tenant and her guests shall not smoke in the residential complex, save and except in designated smoking areas.
2. If the Tenant fails to comply with 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.

January 13, 2026
Date Issued

Curtis Smith
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.