



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027504-25

In the matter of: 914, 4205 LAWRENCE AVE E
SCARBOROUGH ON M1E4S6

Between: Toronto Community Housing Corporation Landlord

And

Kai Gbamanja Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Kai Gbamanja (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.

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 9, 2025.

Only Landlord's legal representative, Laura MacPhee attended the hearing.

Neil Fiedtkou attended as witness for the Landlord.

As of 10:17 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy will continue subject to the terms set out below.

2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On March 19, 2025, the Landlord gave the Tenant an N6 and N7 notice of termination with a termination date of April 18, 2025. The notice of termination contains the following allegations: On or about June 17, 2024, the Tenant was observed on his neighbours balcony holding a machete. Once he was seen by the neighbouring Tenant, the tenant appeared surprised and dropped the machete and retreated to his own balcony. The police were called and a Feeney Warrant was executed on June 18, 2024 and the Tenant was arrested. The Tenant was charged with unlawfully in a dwelling and possession of a weapon.
4. N. Fiedtkou testified on behalf of the Landlord. He is employed as a Detective Constable for Toronto Police Service. He testified that he was the investigator for the June 17, 2024 incident. He testified that the Tenant climbed over from his balcony to the victims balcony and stood at the window holding a machete. The victim noticed the Tenant and called out to him. The Tenant was startled, dropped the machete and climbed back over to his balcony. The victim called the police and police attended, but the Tenant did not answer the door. A Feeney Warrant was issued the following day in order for the police to enter the unit and arrest the Tenant. DC Fiedtkou testified that the matter has not yet reached a resolution.
5. There have been no further incidents since June 17, 2024.
6. Based on the uncontested evidence before me, I am satisfied, on a balance of probabilities, that the Tenant has committed an illegal act, and seriously impaired the safety of another person by entering a neighbouring Tenant's balcony unlawfully and brandishing a machete.
7. The Landlord is entitled to \$186.00, which represents the cost of filing the application.

Relief from eviction

8. The Landlord submits that since the incident on June 17, 2024, there have been no further violent incidents with respect to this Tenant. The rental unit in question is a rent geared to income unit. As such, I find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of 12 months, the Tenant shall not commit an illegal act or impair the safety of another person by climbing over their balcony onto any other Tenant's balcony and shall not be in possession of a weapon.
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. The total amount the Tenant must pay the Landlord is \$1,259.95.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026

Date Issued

Emily Robb

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.