



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

File Number: LTB-L-084415-25

In the matter of: 507, 369 PAPE AVE
TORONTO ON M4K3Y6

Between: Toronto Seniors Housing Corporation Landlord

And

Emmanuel Bortey Nee Whang Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Bortey Nee Whang (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, 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 8, 2026.

The Landlord's Legal Representative Adam Fraccaro, the Tenant's Legal Representative, Luis Mayorga, and the Tenant attended the hearing.

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

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.
2. From the date of the L2 Hearing, and for a period of 24-months, the Tenant agrees to the following Terms:
3. The Tenant, and/or Tenant's guests, 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, this includes but is not limited to:
 - a. Causing disturbances within the Residential Complex. This includes but is not limited to yelling, shouting and/or screaming within the rental unit;

- b. Yelling, shouting and/or screaming within the common areas of the Residential Complex;
 - c. Banging on the walls of the rental unit;
 - d. Unnecessarily knocking on the doors of other rental units;
 - e. Playing loud music or TV within the Rental Unit;
 - f. Or otherwise causing unnecessary noise to be made within the Rental Unit or the common areas of the Residential Complex;
 - g. Consuming alcohol within the common areas of the Residential Complex.
 - h. Using violent, threatening, aggressive or abusive language or behaviour towards other Tenants of the Residential Complex, or the Landlord's building staff.
4. In consideration of the Tenant's disability, if the Landlord believes that the Tenant has breached this agreement the Landlord will contact the Tenant's support worker prior to filing for an order under s. 78, if the Tenant has a support worker. Once a support worker has been assigned for the Tenant, he/she will provide his/her contact information to the Landlord. If, despite the intervention of the Tenant's support worker, the Landlord intends to proceed with a s. 78 application, the Landlord agrees to provide a copy of the application to the Tenant and/or his support worker within 10 business days of filing that application.
5. If the Tenant fails to comply with the conditions set out in paragraph 3 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. Save and except conditions in paragraph 4.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 30, 2026
7. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

January 21, 2026
Date Issued

Panagiotis P. Roupas
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.