



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074353-25

In the matter of: 507, 154 VAUGHAN RD
YORK ON M6C4A2

Between: Toronto Community Housing Corporation Landlord

And

Randolph Gosse Tenant
Dominga Gosse

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Randolph Gosse and Dominga Gosse (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.

This application was scheduled to be heard by videoconference on December 17, 2025. Instead, the Landlord's Legal Representative, Travis King, and the Tenant, Dominga Gosse, engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant agrees to restore the rental unit and the balcony to safe, clean and reasonable living conditions by February 1, 2026, which include but are not limited to:
 - No combustible items near or on the stove;
 - A reduction in the amount of combustible material/excessive clutter in the unit to a level acceptable to Toronto Community Housing;
 - All pathways to the doors and windows must be clear and provide a minimum clearance of 1 meter;
 - All pathways must be clear of any obstructions from the floor to the ceiling to provide a safe means of pathways for emergency responders;
 - Any stacked items are stacked securely and not higher than approximately 4 feet;
 - All doors and entranceways to the unit must be clear and accessible; and

- All rooms must be kept in a reasonable state of cleanliness.
3. Toronto community Housing will provide 24 hours' notice of inspection of the unit and all rooms in the unit after February 1, 2026.
 4. Once inspected, the Tenant agrees to continue to maintain the unit in a safe, clean and reasonable living condition, free from clutter in accordance with the standards of Toronto Community Housing Corporation.
 5. The Tenant agrees that once the proper notice of entry is received, the Tenant, occupants and/or guests will not deny access to the unit or impede the Landlord's ability to inspect the unit.
 6. Toronto Community Housing may conduct quarterly inspections to assess compliance with the above.
 7. If the Tenant fails to comply with the conditions set out in paragraphs 2- 5 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.
 8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before February 1, 2027.
 9. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2027, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.
 10. This order on consent is in full and final settlement of this application.

January 20, 2026
Date Issued

Shadiyah Stoute
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.

