



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074525-25

In the matter of: 1705, 150 ELIZABETH ST
TORONTO ON M5G0B1

Between: The Young Women's Christian Association of Greater Toronto Landlord

And

Stephanie Osorio-Springer Tenant

The Young Women's Christian Association of Greater Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Osorio-Springer (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 December 2, 2025.

The Landlord, represented by Shelby Whittick and Doreleen Phillip Skeen, and the Tenant attended the hearing.

The parties agreed to have a discussion with applicable parties regarding a no trespass order on or after December 2, 2026, and before January 31, 2027.

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. The Tenant and/or their guests shall not engage in any behaviour outlined in the notices of termination toward the Landlord staff, others, and guests. This includes yelling, threatening body language, screaming, cursing to Landlord staff, other tenants, guests, or anyone at the residential complex.
3. The Tenant and/or their guests shall not assault the Landlord staff, other tenants, guests, or anyone at the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraph 2-3 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.

5. The Landlord waives the application filing fee.

January 21, 2026
Date Issued

Jeanie Theoharis
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.