



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074468-25

In the matter of: 211, 150 ELIZABETH ST
TORONTO ON M5G0B1

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

And

Susan Boucher Tenant

The Young Women's Christian Association of Greater Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Boucher (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 someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

The Young Women's Christian Association of Greater Toronto (the 'Landlord') also applied for an order requiring Susan Boucher (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on December 2, 2025.

The Landlord, represented by Shelby Whittick and Doreleen Phillip-Skeen, the Tenant's representative Amy Slotek, and the Tenant attended the hearing.

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 a period from December 2, 2025, to December 11, 2026, the Tenant shall not wilfully damage any property in the rental unit or at the residential complex.
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 Landlord waives costs and the filing fee.

January 22, 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.