



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

**File Number:** LTB-L-083124-25

**In the matter of:** 214, 180 Sheridan Avenue  
Toronto ON M6K3C7

**Between:** Sionito Group Landlord

**And**

John Looney Tenant

Sionito Group (the 'Landlord') applied for an order to terminate the tenancy and evict John Looney (the 'Tenant') because:

- 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on January 19, 2026.

The Landlord's Agent Alfredo Zelaya, the Tenant, the Tenant's Power of Attorney, and the Tenant's Legal Representative Samuel Mason and Co-Council Jasmine Bates 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. For the period January 27, 2026 through January 26, 2027:
  - a) The Tenant shall not commit an act of vandalism in the residential complex.
  - b) The Tenant shall not operate a barbeque in the residential complex.
  - c) The Tenant shall not make derogatory and/or threatening remarks to other tenants or staff.
  - d) The Tenant shall co-operate with the onsite care co-ordinator regarding social and medical supports.
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 agrees to notify Parkdale Legal Clinic if filing under section 78 of the Act.

**January 27, 2026**

**Date Issued**

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**Diane Wade**

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.