



**Order under Section 69 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-061458-24

**In the matter of:** 818, 200 WELLESLEY ST E  
TORONTO ON M4X1G3

**Between:** Toronto Community Housing Corporation Landlord

**And**

Nicholas Lester McGrath Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Lester McGrath (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 someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- 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 Landlord also applied for an order requiring 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 January 19, 2026.

The Landlord's legal representative, Laura MacPhee, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

1. The Tenant shall restore the rental unit to a state of ordinary cleanliness and free of excess clutter in accordance with section 33 of the *Residential Tenancies Act, 2006* (the 'Act' or the RTA) by March 13, 2026. This includes
  - a) Removing and reducing clutter to a level 3 or 4 on the Landlord's clutter rating scale.
  - b) Creating clear pathways to other rooms, windows, and exits.
  - c) Reducing stacked items to no higher than 4 feet.
  - d) Removing garbage from the unit and the balcony.
2. Upon proper notice under the RTA, the Tenant shall allow the Landlord entry for unit inspections.
3. The Tenant shall not tamper with the smoke detector.
4. The Tenant shall remove the unauthorized lock and not install any other unauthorized lock.
5. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 4 of this order for a period of two years, 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.
6. The Tenant shall pay the Landlord \$186.00 for the application filing fee by January 19, 2027.

**January 22, 2026**  
**Date Issued**

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Dawn Carr

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.