



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

File Number: LTB-L-056132-25

In the matter of: 431, 3181 EGLINTON AVE E
SCARBOROUGH ON M1J2G9

Between: Toronto Community Housing Corporation Landlord

And

Charlene Blackwood Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Charlene Blackwood (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 22, 2026. The Landlord's legal representative, Le-Anne Thibert, the Tenant's legal representative, Renee Griffin, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. For a period of two years starting January 22, 2026, the tenant, guests, and occupants of the rental unit shall comply with the following terms in the rental unit, in the residential building, and on the property of the residential complex:
 - a) Not engage in illegal acts, including but not limited to any offence involving a firearm.
 - b) Not impair the safety of other residents, including but not limited to having a firearm anywhere on the property.
 - c) Comply with any and all bail conditions.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
4. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before January 31, 2026.
5. If the Tenant defaults on the payment noted in paragraph 4 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest at 4% from the day following the date of default on the balance outstanding.

January 26, 2026
Date Issued

Sonja Hudson

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.