



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

File Number: LTB-L-080074-25

In the matter of: 2014, 263 PHARMACY AVE
SCARBOROUGH ON M1L3E8

Between: Homestead Land Holdings Limited Landlord

And

Chase Clark Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Chase Clark (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.

This application was heard by videoconference on January 22, 2026.

The Landlord's representative, Ashleigh Searles, the Tenant, and the Tenant's representative, Kyle Brooks, attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

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 two-year period, starting January 27, 2026 up to and including January 26, 2028, the Tenant shall comply with the following conditions:
 - a) The Tenant shall not threaten or harass the Landlord, the Landlord's staff or the Landlord's contractors, including but not limited to, yelling, swearing, uttering racist or discriminatory remarks, intimidation, aggressive gestures or any conduct causing the Landlord, the Landlord's staff or the Landlord's contractors to reasonably fear for their safety.

- b) The Tenant shall not wilfully or negligently cause damage to the rental unit or the residential complex, including but not limited to, common arears, fixtures, equipment or building systems.
 - c) The Tenant shall maintain the unit in an ordinary state of cleanliness.
 - d) Pursuant to any 24-hour Notice of Entry properly served by the Landlord, the Tenant shall allow the Landlord access into the rental unit.
3. If the Tenant fails to comply with the conditions set out in paragraphs 2, , 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. On or before February 28, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

January 27, 2026
Date Issued

Karen Gonçalves
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.