



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084890-25

In the matter of: 207, 50 TUXEDO CRT
SCARBOROUGH ON M1G3S8

Between: Toronto Community Housing Corporation Landlord

And

Xavier Getz Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Xavier Getz (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 26, 2026. The Landlord's legal representative Lee-Anne Thibert attended the hearing. The Tenant and their legal representative Janet Brakohiapa attended the hearing.

The Landlord 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. For a period of two years from January 26, 2026, the Tenant shall not commit any of the acts contained in the N6/N7 notices of termination for which the application was filed, including public nudity or masturbation.
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. Notice shall be provided to Dr. Michael Grundlant, Psychiatrist (416) 281-7320, extension 65331 prior to the Landlord filing the L4 application.

January 30, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.