



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

**File Number:** LTB-L-081992-25

**In the matter of:** 419, 50 REGENT PARK BLVD  
TORONTO ON M5A0L5

**Between:** Toronto Community Housing Corporation Landlord

**And**

Jade Moriarity Tenants  
Faith Moriarity

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jade Moriarity and Faith Moriarity (the 'Tenants') because:

- the Tenants 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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking;
- the Tenants 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 Tenants, another occupant of the rental unit or a person the Tenants 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 26, 2026. The Landlord's legal representative Jathusan Ratnakumaran attended the hearing. The Tenant's legal representative Naseer Ahmed attended the hearing.

The parties reached an agreement on consent.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the duration of the tenancy, the Tenant, the Tenants' guest(s), and the Tenants' occupants shall not commit any illegal act for the unlawful purpose of trafficking and/or to possess property obtained by crime in the rental unit or the residential complex.

3. If the Tenants fail 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 Tenants. 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 Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

**February 2, 2026**  
**Date Issued**

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Kimberly Parish  
Vice Chair, Landlord and Tenants 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.