



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-102908-25-SA

In the matter of: 307, 163 PORTLAND ST
TORONTO ON M5V3E8

Between: Evangel Hall Mission Landlord

And

Kamil Antonczyk Tenant

Evangel Hall Mission (the 'Landlord') applied for an order to terminate the tenancy and evict Kamil Antonczyk (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 28, 2025 with respect to application LTB-L-046633-25.

The Landlord's application was resolved by order LTB-L-102908-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102908-25.

This motion was heard by videoconference on January 28, 2026.

The Tenant and their support worker, Lana Jackson, attended the hearing. The Landlord's agents Michelle Vaz and Gabel Mascarenhas attended the with their legal representative Shelby Whittick.

At the hearing the parties consented to the following order:

The parties agree:

1. The Tenant acknowledges that the Tenant is responsible for the conduct of the Tenant's guests while in the rental unit or on the residential complex. For clarity, the Tenant's guests include anyone the Tenant permits into their rental unit or the residential complex.
2. The Landlord will address any issues with the Tenant prior to filing an application under section 78 of the Residential Tenancies Act, 2006 (the 'Act')

It is ordered on consent that:

1. The motion to set aside Order LTB-L-102908-25, issued on January 5, 2026, is granted. The order is set aside and replaced as follows:
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for a period of 12 months from the date of this order.
3. The Tenant, or their guests, shall refrain from any conduct that breaches the tenancy agreement or the building's policies, including but not limited to yelling or making excessive noise, and smoking anywhere on the residential complex.
4. The Tenant, or their guests, shall not initiate any aggressive contact towards staff, contractors, other tenants or support persons, and the Tenant, or their guests, shall not escalate any confrontations that may be initiated by someone else. This includes but is not limited to physical aggression, verbal aggression, verbal threats and verbal abuse.
5. The Tenant, or their guests, shall not needlessly activate any fire alarms on the residential complex.
6. The Tenant, or their guests, shall not deface, damage or vandalize any of the Landlord's property.
7. The Tenant, or their guests, shall keep all keys and key fobs for the rental unit and the residential complex secure and will not share any keys or key fobs with any of the Tenant's guests.
8. The Tenant, or their guests, shall not tamper with any locking systems to the rental unit, the stairwell doors or the building's entrances/exits.
9. The Tenant, or their guests, shall not cause damage to any locking systems to the rental unit, the stairwell door or the building's entrances/exits or make any of these locking systems inoperable.
10. The Tenant, or their guests, shall not prop open the rental unit door, any stairwell doors, or any of the building's entrance/exit doors.
11. If the Tenant fails to comply with the conditions set out above, 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 with notice to the Tenant.

January 29, 2026

Date Issued

Bryan Delorenzi

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.