



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

File Number: LTB-L-074036-25-SA

In the matter of: 1809, 275 BLEECKER ST
TORONTO ON M4X1M1

Between: Toronto Community Housing Corporation Landlord

And

Floyd Moses Crowshoe Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Floyd Moses Crowshoe (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 25, 2024, with respect to application LTB-L-087793-23.

The Landlord's application was resolved by order LTB-L-074036-25, issued on September 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-074036-25.

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

The Tenant attended the hearing. The Tenant was represented by Sheila Warner. The Landlord was represented by Jathusan Ratnakumaran.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-074036-25, issued on September 12, 2025, 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.
3. The Tenant shall restore the rental unit and the balcony to a state of ordinary cleanliness and free of obstructions on or before April 30, 2026 by doing the following:

- a) Removing any combustible items from the area around or on the stove;
 - b) Reducing the amount of combustible materials and excessive clutter in the unit to a level 3 or lower on the Clutter Image Rating Scale;
 - c) Removing any combustible materials from the balcony area in order to provide an egress pathway for the entire balcony length with a minimum of 4 feet of clearance;
 - d) Clearing pathways to all exits and windows to allow for pathway width of 4 feet and to allow doors to open all the way;
 - e) Removing any tripping hazards from pathways or floors of the rental unit or balcony;
 - f) Ensuring that items are stacked securely and not higher than 4 feet inside of the rental unit;
 - g) Ensuring that any storage materials on the balcony are stacked no higher than two-thirds of the height of the balcony guard;
 - h) Ensuring that all rooms, the balcony, floors and appliances are cleaned and maintained in a state of ordinary cleanliness;
 - i) Removing any garbage or rotten food items from the rental unit and the balcony; and
 - j) Ensuring that the rental unit and balcony are free of any foul odours.
4. The Tenant shall maintain the rental unit and the balcony in a safe and clean state free from clutter.
5. The Tenant agrees to allow the Landlord to conduct quarterly inspections of the rental unit provided they are served with valid notices of entry pursuant to the *Residential Tenancies Act, 2006* (the 'Act').
6. The Landlord will provide the Tenant with 24 hours' notice and will inspect the unit after April 30, 2026, to assess compliance with paragraph 3.
7. If the Tenant fails to comply with the conditions set out in this order, the Landlord may apply under section 78 of 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.
8. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

February 4, 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.