



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

File Number: LTB-L-087619-25-SA

In the matter of: 507, 4175 LAWRENCE AVE E
SCARBOROUGH ON M1E4T7

Between: Toronto Community Housing Corporation Landlord

And

Horace Bonner Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Horace Bonner (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 11, 2025 with respect to application LTB-L-010305-25.

The Landlord's application was resolved by order LTB-L-087619-25, issued on October 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-087619-25.

This motion was heard by videoconference on December 3, 2025 and January 30, 2026.

On December 3, 2025, the Landlord's representative Navya Menon, the Tenant's representative Thoby King and the Tenant attended the hearing. Sonali Khullar, Blasubramaniam Bhabatharanii and Glen Snyder attended as witnesses for the Landlord.

On January 30, 2026, the Landlord's representative Navya Menon, the Tenant's representative Renee Griffon, the Tenant and the Tenant's support worker Glenn Snyder, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-087619-25, issued on October 28, 2025, is granted.
2. Order LTB-L-087619-25, issued on October 28, 2025, is set aside and cannot be enforced.
3. The previous order issued on June 11, 2025 with respect to LTB-L-010305-25 is amended by deleting all the terms of that order and replacing them with the following terms:

1. Landlord agrees to provide a copy of all written correspondence relating to noise issues or any other eviction issues to the Tenant's Community Living Support Worker and the Tenant's Streets To Home worker, promptly.
2. Parties agree that the Tenant is permitted to play music in association with the Bridges Program at the residential complex.
3. For the next 18 months, the Tenant shall not cause any loud noise including loud banging, loud music or loud television or engage in any other conduct that may be reasonably expected to cause a noise disturbance or interfere with the reasonable enjoyment of another Tenant.
4. The Tenant will only be determined to have failed to comply with the condition set out in paragraph 3 if the loud noise or conduct complained of is witnessed by an employee of the Landlord.
5. If the Tenant fails to comply with the condition set out in paragraph 3 the Landlord will notify the Tenant's Community Living Support Worker and the Tenant's Streets to Home worker within 2 business days of the breach.
6. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, twice in a 30-day period and the Landlord has complied with paragraph 5 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 without notice to the Tenant.
7. The Landlord will promptly notify the Tenant's Community Living Support worker and the Tenant's Streets To Home worker if an L4 application is filed with the Board.

February 6, 2026
Date Issued

Julie Broderick
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.