



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

File Number: LTB-L-088949-25-SA

In the matter of: Unit 109, 737 STONEHAVEN AVE
NEWMARKET ON L3X2G4

Between: GERMAN CANADIAN HOUSING OF NEWMARKET INC. Landlord

And

David Carriere Tenant

GERMAN CANADIAN HOUSING OF NEWMARKET INC. (the 'Landlord') applied for an order to terminate the tenancy and evict David Carriere (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 1, 2025 with respect to application LTB-L-008727-25-SA.

The Landlord's application was resolved by order LTB-L-088949-25, issued on October 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-088949-25.

This motion was heard by videoconference on January 29, 2026. The Landlord's representative Michael Hackl, and the Tenant represented by Steven Li, attended the hearing.

The parties agree that it would not be unfair to set aside order LTB-L-088949-25. The parties also agree that order LTB-L-043289-24 issued on November 29, 2024 is amended to include the conditions set out in this order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-088949-25, issued on October 30, 2025, is granted.
2. Order LTB-L-088949-25, issued on October 30, 2025, is set aside and cannot be enforced.
3. Order LTB-L-043289-24 is amended to include the following:
4. If the Tenant is in any area in the residential complex including outdoor areas where the Landlord's staff are working or passing through in the course of their job duties, the Tenant shall either vacate the area or remove himself to a distance of at least 25 metres from the Landlord's staff, even if the Tenant was there before the Landlord's staff. The Tenant shall

not be considered to be in breach of this condition if he is making a reasonable effort to vacate the area or remove himself to a distance of at least 25 metres from the Landlord's staff, and he does not otherwise engage with the Landlord's staff.

5. The Tenant shall apply, within 14 days, to the Municipality of York Region Housing Access, with the assistance of his support worker, for alternative housing and will actively express interest in units that become available to him. The Tenant will provide proof of the application to the Landlord after the application is submitted. The Tenant shall also provide monthly updates to the Landlord on the status of the application, with the assistance of his support worker.

February 6, 2026

Date Issued

Greg Joy

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.