



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

File Number: LTB-L-091788-25

In the matter of: 209, 1860 JANE ST
YORK ON M9N2T5

Between: COTA Health Landlord

And

Tharsigan Ravichandran Tenant

COTA Health (the 'Landlord') applied for an order to terminate the tenancy and evict Tharsigan Ravichandran (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant 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 Tenant remained in the unit after termination date.

This application was heard by videoconference on January 27, 2026. The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal.

The Landlord's Agent, Robert Abbatangelo, the Tenant, Tharsigan Ravichandran and the Tenant's Representative, Julio Diaz agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. For a period of one year from January 27, 2026, the Tenant shall not impair the safety of any person, or place any person at risk of serious impairment, within the residential complex.
2. The Landlord shall waive the \$186 filing fee.
3. The Landlord agrees to have the Tenant's Housing Worker present when the Landlord, the Landlord's Agents and/or Service Providers enter the unit. Except in case of an emergency, the Landlord shall notify in writing the Tenant and his Housing Worker 72

hours before entering the unit.

4. If the Tenant fails to comply with the conditions set out in paragraph (1) 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 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.

February 5, 2026

Date Issued

Tanya Speedie

Hearings Officer, 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.