



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087680-25

In the matter of: 414, 285 SHUTER ST
TORONTO ON M5A1W5

Between: Toronto Community Housing Corporation Landlord

And

Goldie Rivera Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Goldie Rivera (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 the termination date.

This application was heard by videoconference on February 2, 2026.

The Landlord's representative Jathusan Ratnakumaran, the Tenant's representative Alena Vidyadhar and the Tenant 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 of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant, occupants and/or guests of the rental unit shall not commit an illegal act or carry out an illegal business involving the possession of cannabis for the purpose of sale in the rental unit or residential complex.
3. The Tenant, occupants and/or guests of the rental unit shall only allow Gabriel Cruz onto the residential complex premises under the direct supervision of Goldie Rivera or Ericson Cruz for the duration of his visits.

4. If the Tenant, occupant and/or guests see Gabriel Cruz in the residential complex or rental unit unaccompanied by Goldie Rivera or Ericson Cruz they must call the community safety line and ask for him to be removed.
5. If the Tenant fails to comply with the conditions set out in paragraph 2-5 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, provided that the Landlord has brought this application on or before February 2, 2027. 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.
6. The Landlord agrees to waive the \$186.00 filing fee as long as the terms of this order are not breached.

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.