



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087451-25

In the matter of: 902, 12 THORNCLIFFE PARK DR
EAST YORK ON M4H1N8

Between: Toronto Seniors Housing Corporation Landlord

And

Andre Durant Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Andre Durant (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.

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

The Landlord's representative Adam Fraccaro, the Tenant and the Tenant's representative Luis Mayorga attended the hearing.

At the hearing, the parties consented to the following order.

The parties agree that:

1. The Tenant agrees that Dera Graham, Sean Wettlaufer, Tanecia Henry, Mohammad Habib and Oleg Korovnikov, will not enter, visit or reside in the Residential Complex.

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, the Tenant's guests and/or other occupants of the Rental Unit, are not to interfere with the Landlord or other Tenants reasonable enjoyment of the Residential Complex, or interfere with the Landlord's interests within the Residential Complex, this includes but is not limited to:
 - a. Making loud and/or unnecessary noise within the Rental Unit or the common areas of the Residential Complex;

- b. Knocking unnecessarily on the doors of other rental units.
3. The Tenant will not allow guests to reside in the Rental Unit and will not allow guests to visit the Rental Unit overnight for more than 30 individual days within a calendar year.
 4. The Tenant will not allow guests to remain in the Rental Unit unaccompanied by the Tenant himself.
 5. The Tenant agrees to report any changes to the household composition to the Landlord immediately upon the change taking effect.
 6. Should the Tenant become aware that any of Dera Graham, Sean Wettlaufer, Tanecia Henry, Mohammad Habib and Oleg Korovnikov are physically within the Residential Complex, he is to alert the Landlord's Community Safety Unit Immediately. Failure to immediately notify the Landlord's Community Safety Unit of their presence within the Residential Complex, will result in a breach of this condition.
 7. The Tenant will not permit their guests to commit illegal acts within the Rental Unit or Residential Complex.
 8. The Tenant agrees to maintain a clutter rating of 3 or below in the Rental Unit or balcony of the Rental Unit. Clutter rating is determined by the International OCD Foundation – Clutter Image Scale. (A copy of the Clutter Image Scale is attached to this order). If a breach of this paragraph is identified, the Landlord will notify the Tenant in writing of the identified breach and allow the Tenant 7-calendar-days to rectify the identified breach. The Tenant shall rectify the breach within 7-calendar-days.
 9. The Tenants is not to provide access to the Residential Complex to anyone that is not a known and an accompanied guest of the Tenant. When allowing guests access to the Residential Complex, the Tenant acknowledges that he is held responsible for that guests actions and/or behaviour for the duration of that guests visit to the Residential Complex.
 10. If the Tenant fails to comply with the conditions set out in paragraph 2-9 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.
 11. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before April 30, 2026.
 12. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 9, 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.



Hoarding
Center

Clutter Image Rating

In our work on hoarding, we've found that people have very different ideas about what it means to have a cluttered home. For some, a small pile of things in the corner of an otherwise well-ordered room constitutes serious clutter. For others, only when the narrow pathways make it hard to get through a room does the clutter register. To make sure we get an accurate sense of a clutter problem, we created a series of pictures of rooms in various stages of clutter – from completely clutter-free to very severely cluttered. People can just pick out the picture in each sequence comes closest to the clutter in their own living room, kitchen, and bedroom. This requires some degree of judgment

because no two homes look exactly alike, and clutter can be higher in some parts of the room than others. Still, this rating works pretty well as a measure of clutter. In general, clutter that reaches the level of picture # 4 or higher impinges enough on people's lives that we would encourage them to get help for their hoarding problem. These pictures are published in our treatment manual (Compulsive Hoarding and Acquiring: Therapist Guide, Oxford University Press) and in our self-help book (Buried in Treasures: Help for Compulsive Acquiring, Saving, and Hoarding, Oxford University Press).

