



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-009527-25-RV

In the matter of: 208, 1525 DUNDAS ST W
TORONTO ON M6K1T7

Between: Toronto Community Housing Corporation Landlord

And

Angelica Mae Resuello Nerizon Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Angelica Mae Resuello Nerizon (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-009527-25 issued on May 29, 2025.

On September 26, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On September 29, 2025, interim order LTB-L-009527-25-RV-IN was issued, staying the order issued on May 29, 2025.

Following a hearing on October 8, 2025, order LTB-L-009527-25-RV-IN2 was issued on October 8, 2025, granting the Tenants' request. The application was adjourned for a new hearing to be held at a future date.

This application was heard by videoconference on January 29, 2026. The Landlord's Legal Representative, J. Ratnakumaran, the Tenant's Legal Representative, T. Yu and the Tenant attended the hearing. The Landlord's witnesses special constables S. Kugathasan, T. Lalor, and R. Kelidisian, were also present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. In the event of a breach of a condition in the order, the Landlord will contact Parkdale Community Legal clinic, and the Tenant's case manager from the community agency, LOFT within 14 days of the breach.

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. For the period commencing January 29, 2026, and ending December 31, 2026, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment of the residential complex for all usual purposes by the landlord or another tenant or substantially interfere with another lawful right, privilege or interest of the landlord or another tenant. For specificity, they shall refrain from:
 - a. causing excessive or unreasonable noise; yelling; screaming; slamming doors; or banging on walls; and
 - b. sweeping dirty water from the rental unit into the hallway of the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Landlord waives the \$186.00 cost of filing the application.

February 5, 2026
Date Issued

Jitewa Edu
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.