



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095581-25

In the matter of: 303, 530 KINGSTON RD
TORONTO ON M4L1V4

Between: Toronto Community Housing Corporation Landlord

And

Josephine Dabrowski Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Josephine Dabrowski (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;
- carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex; and
- 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 3, 2026. The Landlord's Legal Representative, R. Komarov, and the Tenant attended the hearing.

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 a one-year period commencing immediately, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall:
 - a. properly dispose of all garbage from the rental unit;
 - b. abstain from causing excessive noise in the rental unit or anywhere in the residential complex. This includes, but is not limited to, arguing, fighting, screaming, yelling, banging or throwing items;
 - c. refrain from screaming, yelling, banging, or otherwise causing unreasonable noise in order to gain entry into the residential complex; and
 - d. stop throwing items out of the window of the rental unit.

3. For the duration of the tenancy, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall refrain from keeping dogs in the rental unit.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 5, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026

Date Issued

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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.