



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089805-25

In the matter of: 506, 40 GORDONRIDGE PL
SCARBOROUGH ON M1K 4H8

Between: Toronto Community Housing Corporation Landlord

and

Cabdulkhadir Kulmie aka Cabdulkhadir Kulmiye Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Cabdulkhadir Kulmie aka Cabdulkhadir Kulmiye (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 4, 2026.

The Landlord's legal representative Lee-Anne Thibert, the Tenant and his legal representative Janet Brakohiapa 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, and specifically the Tenant understood that the tenancy could be terminated without notice if he does not comply with the conditions agreed to.

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 February 12, 2026 to February 11, 2028, the Tenant, his guests, and occupants shall not:
 - (i) Commit illegal acts in the residential complex of the character described in the notices of termination including but not limited to assaulting, spitting on, or threatening death of another person; and

- (ii) In the residential complex, seriously impair the safety of other persons by engaging in acts of the character described in the notices of termination including but not limited to assaulting, aggressively yelling at, or threatening the death of another person.
- 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 Tenant shall to pay to the Landlord the application filing fee in the amount of \$186.00 on or before August 1, 2026. If the Tenant does not pay the Landlord the full amount owing on or before August 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2026 at 4.00% annually on the balance outstanding.

February 11, 2026
Date Issued

Nersi Makki
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.