



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101060-25

In the matter of: 29, 410 MCCOWAN RD
SCARBOROUGH ON M1J1J4

Between: Toronto Community Housing Corporation Landlord

And

Tiffany Viola Rocha Tenants
Jevon Rocha-Roberts

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany Viola Rocha and Jevon Rocha-Roberts (the 'Tenants') 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 5, 2026. The Landlord's witnesses, Karen Armstrong and Kareem Kabba, and Represented by Lee-Anne Thibert, attended the hearing. The first-named Tenant, Represented by Janet Brakohiapa, attended the hearing.

On consent of the parties, it is ordered that:

1. The parties agree the Landlord shall waive collection of \$186.00 for the cost of filing the application with the Board.
2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
3. For a period of two years commencing February 5, 2026, through February 4, 2028, the Tenants shall not:
 - Engage in illegal acts as outlined in the notices of termination, specifically, assault;
 - Not impair the safety of others as outlined in the notices of termination, specifically, assault; and,
 - Comply with any and all bail conditions.

4. If the Tenants fail to comply with the conditions set out in paragraph 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 Tenants. 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 Tenants.

February 13, 2026
Date Issued

Jane Dean
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.