



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-086949-25

In the matter of: 307, 540 CEDARVALE AVE
EAST YORK ON M4C0B2

Between: Woodgreen Community Housing Inc Landlord

And

MARCUS VERNON WALD Tenant

Woodgreen Community Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict MARCUS VERNON WALD (the 'Tenant') because:

- 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 9, 2026.

The Landlord's agent Eromo Akingbehin and the Tenant 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 if he does not comply with the conditions agreed.

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 duration of the tenancy, the Tenant shall refrain from assaulting anyone in the residential complex including the Landlord's staff or other residents, shall refrain from tampering with the security cameras in the residential complex, and shall not be verbally abuse or display other aggressive behaviour that seriously impairs the safety of anyone in 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.

February 13, 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.