



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-105031-25-SA

In the matter of: 516, 4205 LAWRENCE AVE E
SCARBOROUGH ON M1E4S6

Between: Toronto Community Housing Corporation Landlord

And

Franklin Cejo Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Franklin Cejo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 2, 2025 with respect to application LTB-L-097453-23.

The Landlord's application was resolved by order LTB-L-105031-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105031-25.

This motion was heard by videoconference on February 10, 2026. The Landlord's representative Navya Menon, and the Tenant represented by Janet Brakohiapa, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-105031-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105031-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-097453-23 is amended as follows:

On or before June 30, 2026, the Tenant shall restore the rental unit to a state of ordinary cleanliness, by ensuring:

- food waste should be disposed of properly and in a timely manner;

- garbage and recycling within the rental unit is bagged, if necessary, and placed in the appropriate recycling bin or garbage pail each day;
- garbage and recycling that has accumulated after one week from the rental unit must be removed from the rental unit and placed in the proper areas of the rental complex intended for this purpose
- rooms, closets, and balcony must be used for intended purposes and free of clutter;
- personal belongings must be stacked securely and must not be stacked higher than shoulder height; and,
- pathways to all entrances, exits, and windows, must be free of clutter and belongings and provide a clear means of egress, or exit, from the rental unit.

The Tenant shall meet the conditions specified in paragraph 2, on the following schedule:

Date Area to be Addressed May 31, 2026 Bathroom and Hallways

June 30, 2026 Kitchen

June 30, 2026 Living Area (Bedroom)

Following the implementation of the schedule listed in paragraph 2, the Tenant shall, for the next two years until February 10, 2028, maintain the rental unit within a standard of ordinary cleanliness as specified in paragraph 2.

Following proper written 72- hour Notice of Entry, the Tenant shall not deny access, hinder, obstruct and/or interfere with the Landlord in exercising its rights to enter the Rental Unit.

The Tenant shall cooperate with any pest control remedies necessary for the Landlord to maintain the rental unit in a state fit for habitation, including, but not limited to:

- preparing the Rental Unit for pest control treatments as required; and,
- providing access to the Rental Unit for the purposes of conducting pest control.

If the Tenant fails to comply with the conditions set out in paragraph 1 through 6 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. Landlord agrees to notify the Scarborough Community Legal clinic's social worker Imbisat Chaudhry if the Landlord has concerns about breach of the terms and before L4 application is being filed with the Board.

The L2 application filing fee of \$186 becomes only due, in the event L4 application is filed to the Board.

February 17, 2026

Date Issued

Greg Joy

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.