



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

File Number: LTB-L-020922-24

In the matter of: 1706, 341 BLOOR ST W
TORONTO ON M5S1W8

Between: Toronto Community Housing Corporation

Landlord

and

Kenneth Guy

Tenant

Toronto Community Housing Corporation (the 'Landlord') applied to the Landlord and Tenant Board for an order to terminate the tenancy and evict Kenneth Guy (the 'Tenant') because the Tenant or another Occupant or 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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.
- 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties elected to participate in LTB-facilitated mediation through the Tribunals Ontario online dispute resolution (ODR) portal and were assisted by a Dispute Resolution/Hearing Officer. On January 21, 2026, the Landlord Representative, Travis King, Paralegal, the Tenant and Monica Moran-Venegas counsel with Kensington Bell Woods community legal services participated by video conference.

In mediation, the parties reached a mutually satisfactory settlement and agreed to a Consent Order, which resolves the Landlord's application. I was satisfied that the parties understood the terms of their consent as set out in the Order below. Specifically, I was satisfied that the Tenant understood the terms and consequences of his agreement, and if he fails to comply, the Landlord may apply to the LTB for an eviction Order.

Agreed Facts:

1. The tenancy between the landlord and the tenant continues provided the tenant complies with the terms as set out in the order below.
2. The Tenant agrees to cease harassment of other tenants in the building

3. The Tenant will not attend or send occupants and/or guests to the 15th and 16th floor of 341 Bloor St. W.
4. For the duration of the tenancy, the Tenant occupants and other guests will not commit illegal acts on the residential complex or in the rental units including but not limited to assault, assaults with a weapon, possession for the purpose of drug trafficking, possession of property obtained by crime and possess break in instruments.
5. Section 78 of the RTA will apply if the tenant fails to comply with the terms of paragraphs 2, 3, or 4.
6. The tenant will pay the Landlord the \$186 for the application filing fee.

On consent of the parties, it is ordered that:

- [1] For the duration of the tenancy, the Tenant, nor his guest, nor any occupant **shall not**
 - a) harasses other Tenants in the building;
 - b) attend or send occupants and/or guests to the 15th or 16th floor;
 - c) commit any illegal act in the rental unit or the residential complex, including but not limited to assault, assaults with a weapon, possession for the purpose of drug trafficking, possession of property obtained by crime and possess break in instruments.
- [2] If the Tenant fails to comply with the conditions set out in paragraph [1] 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.
- [3] The Tenant shall pay the Landlord \$186.00 for the application filing fee by June 1, 2026.
- [4] If the Tenant does not pay the Landlord the full amount owing pursuant to paragraph [3] on or before, June 1, 2026, the Tenant will start to owe interest calculated from the day after the default. The outstanding balance to be paid by the Tenant shall bear interest at the post-judgment rate determined under subsection 207(7) of the RTA.
- 5] Pursuant to the consent of the parties, the Landlord's application is resolved.

January 26, 2026

DATE Issued

**C. M. Landon, Hearing Officer,
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.