



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084430-25

In the matter of: 113, 145 STRATHMORE BLVD
TORONTO ON M4J4Y9

Between: Toronto Seniors Housing Corporation Landlord

And

Raymond Hubertus Tur Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Hubertus Tur (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's legal representative advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement in advance of their hearing date.

The Landlord's legal representative Adam Fraccaro, the Tenant's legal representative Michelle Choe, and the Tenant's support worker Alejandra Ruiz, participated in a mediation videoconference on February 9, 2026. The Landlord's legal representative and the Tenant's legal representative also participated in a re-convened mediation videoconference on February 20, 2026.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant agrees to report any changes to the household composition to the Landlord immediately. If the change in household composition is not approved by the Landlord, the Tenant agrees to have their guest or occupant leave the unit immediately following notice from the Landlord, to ensure that they are complying with the housing/leasing requirements.

2. The Tenant agrees to not allow a guest to reside within the Rental Unit or visit the Rental Unit for more than 30 calendar-days within a calendar year (days are not required to be consecutive) in accordance with the housing/lease requirements.

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 in paragraphs 2 and 3, starting February 9, 2026 and continuing to February 8, 2028.
2. The Tenant, the Tenant's guests, and/or other occupants of the rental unit shall not assault or physically harm someone within the rental unit or residential complex, or otherwise impair the safety of someone else within the rental unit or residential complex.
3. The Tenant, the Tenant's guests, and/or other occupants of the rental unit shall not yell, shout, or cause unnecessary noise within the rental unit or common areas of the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 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 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 10, 2026 at 4.00% annually on the balance outstanding.
7. The hearing scheduled for March 10, 2026 is cancelled.

February 27, 2026

Date Issued

Sandra Sabourin

Hearings 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.