



Order under Section 69 Residential Tenancies Act, 2006

Citation: Toronto Seniors Housing Corporation v Abay, 2026 ONLTB 17675

Date: 2026-02-26

File Number: LTB-L-097787-25

In the matter of: 902, 145 STRATHMORE BLVD
TORONTO ON M4J4Y9

Between: Toronto Seniors Housing Corporation Landlord

And

Dehab Abay Tenants
Andemichael Goremussie

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dehab Abay and Andemichael Goremussie (the 'Tenants') because:

- the Tenants 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 Tenants, another occupant of the rental unit or a person the Tenants 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 23, 2026.

The Landlord's legal representative, A. Fraccaro, the Tenant, A. Goremussie, and the Tenants' legal representative, L. Mayorga, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of one year from the date of this hearing, the Tenants, the Tenants' occupants and/or guests are not to interfere with the Landlord's or other tenants' reasonable enjoyment of the residential complex, nor are they to interfere with the Landlord's rights, privileges or interests, including but not limited to:

- (a) Yelling or raising their voices in an aggressive or threatening manner towards the Landlord's employees, or other tenants of the residential complex,
 - (b) Using profanity or making personal insults against the Landlord's employees or other tenants of the residential complex,
 - (c) Using threatening or aggressive language or exhibiting threatening or aggressive behaviour towards the Landlord's employees or other tenants of the residential complex.
3. For the duration of the tenancy, the Tenants' son, Andemichael Semere Testasellassie, is prohibited from entering, visiting or residing in the rental unit at any time. He is prohibited from coming on to the residential complex at any time, and indefinitely.
4. For the duration of the tenancy, the Tenants shall, upon becoming aware of the presence of Andemichael Semere Testasellassie on the residential complex, report his presence to the Landlord by alerting the Community Safety Unit ('CSU') as soon as they are aware of his presence. Failure by the Tenants to report the presence of Andemichael Semere Testasellassie on the residential complex constitutes a breach of this paragraph.
5. If the Tenants fail to comply with the conditions set out in paragraphs #2, #3 and #4 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.
6. In the event of a breach of paragraphs #2, #3 and #4 of this order, the Tenants shall pay to the Landlord \$186.00 for the cost of filing the application. The Landlord waives the right to collect the \$186.00 cost of filing the application if the Tenants comply with this order.

February 26, 2026
Date Issued

Nancy Morris
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.