



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005015-26

In the matter of: 2426, 200 WELLESLEY ST E
TORONTO ON M4X1G3

Between: Toronto Community Housing Corporation Landlord

And

Nicole Elizabeth Roussell Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Elizabeth Roussell (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 also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 24, 2026.

The Landlord's Legal Representative, Laura MacPhee attended the hearing.

The Tenant attended the hearing and declined to speak to Tenant Duty Counsel prior to the hearing as she indicated that she has spoken to a legal clinic regarding the consent agreement she is entering with the Landlord.

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

On consent of the parties, it is ordered that:

1. The tenancy will continue, and the Tenant will remain in possession of the rental unit subject to the following conditions for a period of one year from the date of this order.
 - a) The Tenant, occupants or guests shall not commit any assaults at the residential complex or the rental unit.

- b) The Tenant, occupants or guests shall not seriously impair the safety of another person by committing an assault at the residential complex or rental unit.
 - c) The Tenant shall not invite or permit, Vincente Francis to attend the rental unit or residential complex. If this individual is seen at the residential complex by the Tennat, the Tenant will immediately notify the Community Safety Unit to have him removed from the property.
2. The Landlord waives the application fee in the amount of \$186.00 provided this order is complied with. If the Tenant does not comply with the terms of this order and the Landlord is required to file an L4 application and is successful, the filing fee of \$186.00 will become payable on the L4 application.
3. If the Tenant fails to comply with the conditions set out in paragraph 1(a-c) 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.

March 4, 2026
Date Issued

Trish Carson
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.