



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099356-25

In the matter of: APT. 4, 1774 EGLINTON AVE W
YORK ON M6E2H6

Between: TERESA LYNNE WIWCHAR Landlord

And

AKEEM MCPHEE Tenant

TERESA LYNNE WIWCHAR (the 'Landlord') applied for an order to terminate the tenancy and evict AKEEM MCPHEE (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on February 24, 2026. The Landlord, the Tenant's legal representative Anum Malik, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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. If the Tenant's unit experiences any roof leakage or water damage, the Landlord will allow the Tenant to store belongings temporarily in the common area, in accordance with paragraph 2 below, while the issue is being addressed by a contractor.
2. If roof leakage or water damage in the unit occurs, the Tenant agrees to immediately inform the Landlord of the issue in writing. The Landlord agrees to then provide written authorization to the Tenant, specifying the exact period in which the Tenant is permitted to store his belongings in the common area of the residential complex.
3. The Landlord agrees to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out in paragraph 2, beginning February 24, 2026 and continuing to July 24, 2026.
2. The Tenant shall not store any personal belongings in the common area hallways, stairwells, and landings in the residential complex for a period longer than 30 minutes. This condition is subject to the exception outlined in paragraphs 1 and 2 of the Agreed Facts above.
3. If the Tenant fails to comply with the condition set out in paragraph 2 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

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.