



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088523-25

In the matter of: 1407, 220 OAK ST
TORONTO ON M5A2E1

Between: Toronto Community Housing Corporation Landlord

And

David William Brown Tenant

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

The parties requested the assistance of a Dispute Resolution Officer (DRO) through the Online Dispute Resolution (ODR) on the Tribunals Ontario Portal (TOP). On February 27, 2026, the parties elected to participate in a Board-facilitated mediation via video conference.

The Landlord's Representative, Jathusan Ratnakumaran, was present.

The Tenant attended with the Tenant Support, Gregory Keefe.

As a result of mediation, the parties requested a consent order confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The Landlord waives the \$186.00 application filing fee.
2. The Landlord acknowledges that the Tenant has disability-related needs in relation to unit entries.
3. Interference with, or refusal by the Tenant to permit, lawful entry into the rental unit allowing the Landlord apply for an order terminating the tenancy under section 78 of the *Residential Tenancies Act, 2006* (the "Act"), will not be established unless a written warning has been issued to hashman291@gmail.com following the first occurrence.

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 below.
2. The Tenant shall not assault anyone within the rental unit or the residential complex, including but not limited to the Landlord's staff and other tenants.
3. The Tenant shall allow the Landlord access to the rental unit when proper notice has been provided.
4. If the Tenant fails to comply with paragraph 3 of this order, the Landlord will issue a written warning to the Tenant via email to hashman291@gmail.com, and the Landlord will make reasonable efforts to reschedule the entry. The Tenant shall not deny or impede entry into the unit.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 4 of this order, the Landlord may apply under section 78 of 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 with notice to the Tenant's local legal clinic at the email address: general@nls.clcj.ca

March 10, 2026
Date Issued

Eno Ubia
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.