



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-053306-25-RV

In the matter of: 605, 75 DOWLING AVE
TORONTO ON M6K3G7

Between: Toronto Community Housing Corporation Landlord

And

Gregory Lemieux Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Lemieux (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.

This application was resolved by order LTB-L-053306-25 issued on February 4, 2026.

On February 25, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 25, 2026, interim order LTB-L-053306-25-RV-IN was issued, staying the order issued on February 4, 2026.

The review request was heard by videoconference on March 2, 2026.

The Landlord's legal representative Jathusan Ratnakumaran, the Tenant and the Tenant's legal representative Esrah Akasha attended the hearing.

Determinations:

1. In the review request, the Tenant asserts that he was not reasonable able to participate at the hearing on January 26, 2026.
2. At this hearing, the Landlord consented to the Tenant's review request and the matter proceeded to a hearing *de novo* for the Landlord's L2 application.

3. The parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

On consent it is ordered that:

1. The request to review order LTB-L-053306-25 issued on February 4, 2026 is granted. The order is cancelled and cannot be enforced.
2. The interim order issued on February 25, 2026 is cancelled.
3. The order LTB-L-053306-25 issued on February 4, 2026 is replaced with the following order.
4. For a period of 18 months from the date of this order:
 - a) The Tenant and/or occupant shall not engage in any illegal activities related to assault or assault with a weapon at the residential complex.
 - b) If the Tenant breaches the terms in this agreement, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's breach.

March 11, 2026
Date Issued

Dana Wren
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.