



**Order Issued on Consent Utilizing Section 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-068357-25

In the matter of: 1203, 11 GOLDFINCH CRT
NORTH YORK ON M2R2C2

Between: Doel Development Corporation Limited Landlord

And

Catalina Gapasin Tenant

Doel Development Corporation Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Catalina Gapasin (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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

This application was heard by videoconference on March 3, 2026.

The Landlord's Legal Representative Eric Steiman, the Tenant's Legal Representative Ryan Manilla and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on 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 between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
 - For the remainder of the tenancy, the Tenant's son Emmanuel Igarza will not visit or attend the rental unit or residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Landlord agreed to waive the costs of filing the application.

March 12, 2026
Date Issued

Anthony Bruno
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.