



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-062114-25

In the matter of: 410, 682 WARDEN AVE
SCARBOROUGH ON M1L3Z9

Between: Toronto Community Housing Corporation Landlord

And

Peter Kovacs Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Kovacs (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 March 4, 2026. An employee of the Landlord, Lindsey Walcott and the Landlord's legal representative Navya Menon attended the hearing. The Tenant and the Tenant's legal representative Adetayo Akinyemi attended the hearing.

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. For a period of two years from the date of this order, the Tenant shall not by any means of communication, including but not limited to telephone calls, or in person interactions, yell at or threaten or otherwise engage in intimidating conduct towards any individual including the Landlord's staff, in or on the property at the residential complex.
3. The Tenant shall not assault or attempt to assault any individual in or on the property of residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 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.

5. The application filing fee of \$186.00 shall become due and payable if the Landlord files an L4 application with the Landlord and Tenant Board.

March 10, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.