



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102073-25

In the matter of: 8C, 425 SHERBOURNE ST
TORONTO ON M4X1K5

Between: COTA Health Landlord

And

Shawn Hanson Tenant

COTA Health (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Hanson (the 'Tenant') because:

- 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on March 4, 2026. An employee of the Landlord, Robert Abbatangelo attended the hearing. The Tenant and the Tenant's support person Dan Fenton attended the hearing. The Tenant's legal representative Suchana Sundararajan 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 twelve months from the date of the order, the Tenant shall not impair the safety of any person or place any person at risk of a serious impairment to safety at the residential complex.
3. The Tenant shall not wilfully damage the rental unit at the residential complex.
4. The Tenant agrees that he shall approach the onsite staff or onsite security if issues arise in his rental unit that require attention.
5. The Tenant shall not have any matches in his possession.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 4, 5 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.

7. The Landlord agrees it shall waive the \$186.00 application filing fee.

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.