



March 10, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-013029-25

In the matter of: 605, 140 THE ESPLANADE
TORONTO ON M5A4P5

Between: Toronto Community Housing Corporation Landlord

And

Dylan Graves Tenant
Jade Lizotte

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dylan Graves and Jade Lizotte (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.
- 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 parties reached a proposed resolution agreement and requested mediation through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 27, 2026, by Jennifer Buckminster, Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Representative Travis King, participated in the mediation, along with the Tenants Legal Representative, Victoria Peter who was representing the Tenant Jade Lizotte, and Legal Representative Dominique Goolsarren who represented the Tenant Dylan Graves.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent.

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 parties agree that no later than midnight February 28, 2026, Mr. Dylan Graves will vacate the rental unit, and his tenancy at 605—140- The Esplanade Toronto, is terminated effective March 1, 2026.
3. The termination of Mr. Graves tenancy is voluntary and without prejudice to his ability to make a further application for rent geared to income housing under the housing services act.
4. The parties agree that the tenancy at 605-140 The Esplanade Toronto, continues for Ms. Jade Lizotte
5. The parties agree that for the remainder of the tenancy, the tenant and their guests, and or occupants shall only permit Mr. Graves to access the residential complex under the direct in person supervision of Ms. Lizotte at all times.
6. If the Tenant, their guests and or occupants find Mr. Graves on the premises of the residential complex or in the rental unit without Ms. Lizzotte or when Ms. Lizzotte cannot accompany him, they shall ask him to leave and contact CSU to ask for him to be removed if Mr Graves does not then leave.
7. The parties agree that the Tenant, occupant or guests shall not commit any illegal acts alleged in the N6 notice in the rental unit or residential unit.
8. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 #6 #7 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.

March 10, 2026
Date Issued

Jennifer Buckminster
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.