



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-054836-25

In the matter of: 1910, 200 WELLESLEY ST E
TORONTO, ON, M4X1G3

Between: Toronto Community Housing Corporation Landlord

and

Walter Linkletter Tenant

- [1] Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Walter Linkletter (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and 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. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.
- [2] The application was scheduled to be heard by video conference on March 09, 2026. The Landlord was represented by licensed paralegal Laura MacPhee. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenant agrees to restore the unit to an ordinary state of cleanliness, free of excessive clutter and in accordance with section 33 of the Residential Tenancies Act, 2006 by April 15, 2026 by agreeing to the following conditions listed below:

- a. By removing and reducing the unit clutter and garbage and not allowing the clutter to build up again;
 - b. Reduce the clutter/debris/garbage in the unit to a level 3 or less on the TCHC's Clutter Rating Scale
 - c. Creating clear pathways to all rooms, the balcony, windows and exits throughout the unit;
 - d. Cleaning up and removing the garbage and clutter from the unit;
 - e. Items in the unit not to be stacked higher than 4 ft;
 - f. Upon proper legal notice, allowing the Landlord entry to the unit for inspection/reinspection purposes;
 - g. Upon proper legal notice, allowing the Landlord entry to the unit for vendors including pest control.
2. The parties agree that if the Tenant fails to comply with any of the terms in this agreement related to the issues in the application, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 within 30 days of the breach without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

March 11, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio

Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.