



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-048039-25

In the matter of: 316, 540 CEDARVALE AVE
EAST YORK ON M4C0B2

Between: Woodgreen Community Housing Inc. Landlord

And

Lori Anne Marshall Tenant

Woodgreen Community Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lori Anne Marshall (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- 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 10, 2026.

The Landlord's Legal Representative, A.S. Kassam, The Landlord's agent, Eromo Akingbehin, the Tenant and the Tenant's support person /case worker Joshua Francis attended the mediation.

It is agreed that:

The Landlord waived the application filing fee.

The parties reached consent prior to the mediation; however the terms were reviewed during mediation.

The Tenant agreed to continue with prescribed medication and obtain appropriate support to assist with maintaining a stable tenancy and positive interactions within the residential complex.

The Tenant agreed to work with the on-site Clinical Counsellor and attend counselling sessions once per week, or as otherwise recommended.

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.
2. The Tenant shall not use candles or other open flame items in the rental unit or elsewhere in the residential complex.
3. The Tenant shall not smoke inside the rental unit.
4. The Tenant shall not place or throw garbage, refuse, or other items into the hallways or against other tenants' doors.
5. The Tenant shall clean the rental unit sufficiently to remove any safety concerns related to excess belongings or clutter, to the reasonable satisfaction of the Landlord, within fifteen (15) days of the date of this order.
6. The Tenant shall maintain the rental unit in a reasonable cleanliness and sanitary condition and will ensure that garbage or refuse is not left on the floor.
7. The Tenant shall remain properly clothed when in the hallways or other common areas of the residential complex.
8. The Tenant shall not threaten or intimidate any person in the residential complex and will not display or use objects such as hammers, knives, scissors, or similar items in a threatening manner.
9. The Tenant shall not urinate in the hallways or outside the rental unit.
10. The Tenant shall not make threats of violence toward any person.
11. The Tenant shall not use substances such as bug spray or other noxious materials to threaten others or behave in such a way in front of the building's cameras.
12. The Tenant shall treat other tenants, staff, and visitors with respect and shall not use racial slurs.
13. The Tenant shall not engage in threatening or aggressive behaviour toward anyone in the residential complex, including Landlord, Landlord's agent, staff and other Tenants.
14. The Tenant shall maintain valid tenant liability insurance for the rental unit and provide proof as requested.
15. The Tenant shall not interfere with the Landlord's written legal notice of entry.

16. The Tenant shall allow entry to the rental unit for the Landlord's maintenance staff to conduct monthly inspections of the smoke detector upon received proper written legal notice of entry at least 24 hrs prior to the inspection, in accordance with the Residential Tenancies Act, 2006.

17. If the Tenant fails to comply with the conditions set out in 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 13, 2026
Date Issued

Maryam Cooper
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.