



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097258-25

In the matter of: 520, 9 HALDON AVE
EAST YORK ON M4C4P5

Between: Toronto Seniors Housing Corporation Landlord

And

May Metke Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict May Metke (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

This application was heard by videoconference on March 11, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Adam Fraccaro and the Tenant May Metke participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenant acknowledges that they aren't required to be present within the rental unit for an inspection, or pest control treatment, if they choose.

It is ordered on Consent that:

1. Starting from March 11, 2026 to February 11, 2028, the Tenant, occupants of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specially:
 - a) The Tenant consents to monthly rental unit inspections, if necessary, with proper notice from the Landlord;

- b) The Tenant must maintain the rental unit in a reasonable and ordinary state of organization, cleanliness and general housekeeping
 - c) The Tenant is not to deny the Landlord or the Landlord's authorized representatives' access to the rental unit, such notice to be provided in advance by the landlord;
 - d) The Tenant is to comply with the Landlord's pest control treatments and ensure that the rental unit is properly prepared for those pest control treatments. This includes but is not limited to refraining from refusing, cancelling or rescheduling pest control treatments scheduled to take place within the rental unit.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before May 31, 2026.

March 19, 2026
Date Issued

Monique Browne
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.