



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098186-25

In the matter of: 103, 120 TOWN HAVEN PL
SCARBOROUGH ON M1K5H6

Between: Toronto Seniors Housing Corporation Landlord

And

Kathy Kreklo Tenant

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

Prior to the hearing date, on March 13, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Adam Fraccaro, and the Tenant's Legal Representative, Seema Habib were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 24 months starting March 13, 2026:

1. Tenant must maintain a clutter level of 3 or below throughout the rental unit and balcony (clutter level is determined by the International OCD Foundation – Clutter Image Scale).
2. The Tenant, an occupant of the rental unit and/or a person the Tenant permitted into the residential complex, shall not substantially interfere with the reasonable enjoyment of the residential complex for all usual purposes by the Landlord or another tenant, or substantially interfere with another lawful right, privilege or interest of the Landlord or another tenant.

3. Tenant must maintain the Rental Unit in a reasonable and ordinary state of organization, cleanliness, sanitization and general housekeeping and keep the rental unit free from foul odours.
4. Pathways throughout the unit must be free and clear of clutter. Entrance to the rental unit must not be obstructed by belongings, restricting access to the rental unit. Tenant shall not install, mount, place, or stack any possessions which will block any pathways or means of exit or create a fire hazard;
5. Tenant is to keep the area in front of and on top of the stove free from combustible items;
6. 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;
7. Tenant is not to urinate or defecate in the common areas of the Residential Complex. If additional support is required due to incontinence issues, the Landlord undertakes to offer supports to the Tenant, and the Tenant agrees to cooperate with those supports once offered.
8. 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;
9. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 8 of this order, the Landlord may apply under section 78, for a period of 24 months, 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.
10. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the L2 application. Payment of this filing fee is to be made in equal installments of \$62.00 per month, due on or before the last date of the month, beginning March 2026.

March 18, 2026
Date Issued

Michelle Forrester
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.

