



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104585-25

In the matter of: 1414, 10 GORDONRIDGE PL
SCARBOROUGH ON M1K4H6

Between: Toronto Community Housing Corporation Landlord

And

Angella Christine Dennis Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Angella Christine Dennis (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;
- 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 16, 2026. The Landlord's legal representative Lee-Anne Thibert attended the hearing. The Tenant attended the hearing. The Tenant did not speak with duty counsel prior to the hearing.

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 for the duration of the tenancy, the Tenant, the Tenant's guests, and occupants to the rental unit shall not keep or permit dogs to be in the rental unit and shall not bring dogs or allow dogs to escape their control to enter or be in the common areas at the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 Landlord and Tenant Board without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application. This amount shall be paid by September 18, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before September 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 19, 2026 at 4.00% annually on the balance outstanding.

March 18, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.