



## **Order under Section 69 Residential Tenancies Act, 2006**

**File Number:** LTB-L-100041-25

**In the matter of:** 320, 540 CEDARVALE AVE  
EAST YORK ON M4C0B2

**Between:** Woodgreen Community Housing Inc. Landlord

**And**

Gerald Delmar Ukrientz Tenant

Woodgreen Community Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Gerald Delmar Ukrientz (the 'Tenant') 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 and the act or omission occurred in the residential complex.

This application was heard by videoconference on March 16, 2026. An employee of the Landlord Margaret Moss and the Landlord's legal representative Janson Fu attended the hearing. The Tenant and the Tenant's legal representative Amy Slotek attended the hearing.

### **On consent of the parties, it is ordered that:**

The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below. For a period of twelve months from the date the Tenant returns to the rental unit, the following term/conditions apply:

1. The Tenant shall not threaten or intimidate anyone at the residential premises including other tenants, the Landlord's staff, occupants, and/or visitors. In particular, the Tenant shall not display or use any objects in a threatening or intimidating manner. This includes but is not limited to hammers, knives, scissors or similar items.
2. The Tenant shall not use any abusive, profane, vulgar language towards any person at the residential premises including other tenants, the Landlord's staff, occupants, and/or visitors.
3. The Tenant shall not use degrading language towards any other person at the residential premises, including tenants, the Landlord's staff, occupants, and/or visitors. In particular, the Tenant shall not use racist or sexist slurs towards anyone at the residential premises.
4. The Tenant shall not engage in aggressive or threatening behaviour towards others on the residential premises, including other tenants, the Landlord's staff, occupants, and/or visitors. This includes but is not limited to yelling and vulgar gestures.

5. The Tenant shall permit the staff of Woodgreen Community Housing Inc. to enter the rental unit at anytime and from time to time, provided that Woodgreen Community Housing Inc. exercises such right of entry in accordance with the *Residential Tenancies Act, 2006* (the 'Act').
6. If the Tenant fails to adhere to the conditions contained in paragraphs 1 - 5 of this order, the Landlord may without notice to the Tenant apply to the LTB within 30 days of the Tenant's breach pursuant to s.78 of 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.
7. In an effort to accommodate the Tenant's disabilities under *Ontario Human Rights Code*, the Tenant is permitted to visit or call the front desk of the building at the residential premises no later than 9:00 pm everyday in order to advise the Landlord whether the Tenant is in good health and requires any emergency medical services;
8. Should the Tenant fail to complete one of these steps, the Landlord may conduct a door knock at the rental unit for the purpose of ensuring the Tenant is in good health.
9. The Tenant shall continue to actively work with his health care providers including active participation in an anger management program and shall advise the Landlord of any future needs of disability related needs relating to accommodation.
10. The Tenant shall sign consent sharing documents between the Landlord and health care providers for the purpose of arranging said accommodation.
11. A member of the Landlord's staff shall be available for a 30-minute meeting every two weeks at a regularly scheduled time to meet with the Tenant to discuss the Tenant's compliance with the terms of this order and to discuss ongoing needs for health support. The Landlord may and the Tenant will invite other healthcare and other support providers to any of these meetings on an as needed basis. Both parties may cancel or reschedule a meeting due to illness, scheduling conflicts, or other unforeseen circumstances.
12. In an effort to accommodate the Tenant's disabilities, the Tenant will be allowed to leave the meeting without notice to other parties should he feel overwhelmed or dysregulated and engage in therapeutic techniques to address these feelings.

**March 23, 2026**  
**Date Issued**

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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.