



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

File Number: LTB-L-098709-25

In the matter of: 616, 2350 BIRCHMOUNT RD
SCARBOROUGH ON M1T3N4

Between: COTA Health Landlord

And

Robert MacDonald Tenant

COTA Health (the 'Landlord') applied for an order to terminate the tenancy and evict Robert MacDonald (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 9, 2026.

The Landlord's Agents Robert Abbatangelo and Michaela Young and the Tenant and Tenant's support person Tammy Lucente attended the hearing.

At the hearing, the parties consented to the following order.

The parties acknowledged at the hearing that the conditions set out in the order are in effect from the date of the hearing, prior to the order being issued. Despite this they both acknowledge that they will be bound by the dates as presented and agreed upon orally at the hearing. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant shall continue, if the Tenant meets the conditions set out below for a period of 12 months commencing on March 9, 2026.
2. The Tenant shall not impair the safety or put any person at risk of impairment of safety within the residential complex.
3. The Tenant shall post a sign on the entrance to their rental unit within seven days, indicating that there is a dog within the rental unit and that individuals shall wait for the tenant to open the door before entering.

4. The Tenant shall put a muzzle on his dog and place it in the bedroom when COTA staff, management or contractors attend the rental unit.
5. The Tenant will muzzle and leash his dog with a leash approved by animal services, at all times while the dog is in common areas of the residential complex.
6. While in common areas of the residential complex with his dog the Tenant will keep the dog a safe distance from other tenants, COTA staff, management, contractors or guests.
7. When possible the Tenant will use the stairs to exit the building while accompanied by his dog.
8. When the Tenant requires the use of the elevator while accompanied by his dog he will ensure the elevator is empty before using it.
9. When using the elevator while accompanied by his dog, if another tenant, guest, staff member or contractor enter the elevator the Tenant will position himself between his dog and the other tenants, guests, COTA staff or contractors.
10. If the Tenant fails to comply with the conditions set out in paragraphs 2 through 9 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 LTB without notice to the Tenant.
11. The Landlord agrees to waive the cost of the filing fee.

March 27, 2026
Date Issued

Sean Ramage

Member, 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.