



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108422-25

In the matter of: Basement Unit, 752 GERRARD ST E
TORONTO ON M4M1Y6

Between: Yanling Chen Landlord

And

Samuel Dees Tenant

Yanling Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Dees (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

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 23, 2026. The Landlord and the Tenant attended the hearing. The Landlord was represented by Pui Sze (Cynthia) Cheung. The Tenant was assisted by their support person Juliana Coughlin.

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

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 Tenant, their occupants and /or permitted guests shall refrain from smoking inside of the rental premises.
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 LTB without notice to the Tenant.

March 30, 2026
Date Issued

Fabio Quattrociocchi
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.