



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

File Number: LTB-L-107639-25

In the matter of: 6, 137 SIXTH ST
ETOBICOKE ON M8V3A6

Between: Frank Merulla Landlord

And

Hubert Kavanagh Tenant

Frank Merulla (the 'Landlord') applied for an order to terminate the tenancy and evict Hubert Kavanagh (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.

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's agent Tyler Young and the Tenant attended the hearing.

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. For a period of twelve months commencing the date of this order, the Tenant, their occupants and/or permitted guests shall not engage in similar conduct as plead on the N7 notice of termination served on December 12, 2025, including but not limited to seriously impairing the safety of another person within 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 LTB without notice to the Tenant.

March 27, 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.