



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-069613-25

In the matter of: 1206, 460 JARVIS ST
TORONTO ON M4Y2X8

Between: Toronto Community housing Corporation Landlord

And

Lawny Clifford Pyette Tenant

Toronto Community housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lawny Clifford Pyette (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's legal representative Laura MacPhee 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 for a period of 24 months commencing the date of this order.
 - a) The Tenant shall restore the unit to an ordinary state of cleanliness by April 15, 2026. This includes the following:
 - Reducing unit clutter to a level 3 image on the clutter image rating scale.
 - Creating clear pathways to rooms windows and exits throughout the rental unit.
 - Reducing stacked items to no higher than 4 ft.
 - Removing any garbage from the rental unit.
 - b) Upon receiving lawful notice of entry, the Tenant shall allow the Landlord, their staff and/or contactors entry to the rental unit to conduct inspections and/or pest control treatments.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Landlord waives the \$186.00 application filing fee.

March 31, 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.