



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-012529-24

In the matter of: 306, 80 DANFORTH AVE
TORONTO ON M4K3Y5

Between: Toronto Seniors Housing Corporation Landlord

And

Mauro De fazio Tenant

Pursuant to a request filed by the Landlord the order is clerically amended as below. The correction has been bolded and underlined for ease of reference.

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mauro De fazio (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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- 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 January 15, 2025.

The Landlord's representative, Adam Fraccaro, and the Tenant's representative, Karly Wilson, attended the hearing.

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

It is ordered on consent that:

1. The Tenant shall maintain a clutter level of 3 or below through out the rental unit and balcony (clutter level is according to the International OCD Foundation – Clutter Image Scale).

2. The Tenant shall maintain a reasonable level of cleanliness and housekeeping throughout the rental unit.
3. The Tenant shall not stack items at a height higher than the Tenant's shoulders.
4. The Tenant shall not overload electrical outlets.
5. The Tenant shall not allow extension cords to hang off of or over furniture, or present as a tripping hazard.
6. The Tenant shall ensure pathways through the rental unit are clear and free of blockages.
7. The Tenant shall remove any extra locking devices from the entrance to the rental unit and is not permitted to install any additional locking device without prior approval from the Landlord.
8. The Tenant shall ensure the electrical panel located in the rental unit is free from any blockages and is readily accessible at all times.
9. The Tenant shall not create any presence within the rental unit that would pose as a fire hazard.
10. The Tenant shall keep the rental unit free of foul odors and fruit flies.
11. The Tenant shall not deny the Landlord access to the rental unit for the purpose of a unit inspection, to conduct pest control treatment, or to conduct maintenance/repairs.
12. The Tenant shall not tamper with or remove fire or life safety devices within the rental unit, including, but not limited to, smoke alarm, fire alarm, carbon monoxide detector, window screens, etc.
13. **If the Tenant fails to comply with the conditions set out in paragraphs 1 to 12 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.**
14. The Landlord is permitted to conduct unit inspections of the rental unit once every 2 months for the first 6 months of this order, and if there are no further concerns raised during that time, inspections will be conducted once every 3 months for the remaining duration of this order, subject to 24-hour notice by the Landlord.
15. The Tenant shall pay the \$186.00 filing fee to the Landlord, on or before July 31, 2025.
16. The terms set out in this order are in effect for 24 months from the date of this Order.

January 24, 2025

Date Issued

March 31, 2026

Date Issued

Stephanie Ball

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.