



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

File Number: LTB-L-048780-23

In the matter of: 702, 111 CHESTNUT ST
TORONTO ON M5G 2J1

Between: Toronto Community Housing Corporation Landlord

And

Euvorn Agard Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Euvorn Agard (the 'Tenant') because:

- 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 scheduled to be heard as an Online Dispute Resolution (ODR) session by videoconference on March 27, 2026. The Landlord's Representative, paralegal, Travis King and the Tenant's Representative, Seema Kavar, the Representative's articling student, Eli Howard, the Tenant's Support, Rachel Plourde and the Tenant, Euvorn Agard, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

.On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continue if the Tenant meets the conditions set out below.

2. For a period of three (3) years starting March 27, 2026, to March 26, 2029, inclusive, the Tenant shall ensure that the Tenant or occupants of the unit shall **not** :
 - a) Commit illegal acts on the residential complex or in the rental unit including but not limited to assault with a weapon, assault causing bodily harm and possession of a weapon for dangerous purpose
 - b) Access common areas of the residential building for any unlawful purpose
 - c) Have weapons in their possession in the common areas of the residential complex
 - d) Engage in physical fights with other residents of the building
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.
4. Conduct by the Tenant and/or occupants that falls under paragraph 2 (a) and (d) shall not be considered a breach of the agreement if the Tenant and/or occupants are acting in self-defence.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application to the Landlord on or before April 1, 2027.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 1, 2027, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2027, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Pauline Brewster
Hearings Officer, 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.