Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-106773-25

In the matter of: 515, 71 MERTON ST
TORONTO ON M4S 3A3

Between: Toronto Seniors Housing Corporation — Landlord

and

Lucja Mikolajczak — Tenants
Zbigniew Mikolajczak

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lucja Mikolajczak and Zbigniew Mikolajczak (the 'Tenants') because:

- the Tenants 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 Tenants, another occupant of the rental unit or a person the Tenants 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 March 24, 2026.

The Landlord's agent, Adam Fraccaro, and the Tenants attended the hearing.

The Landlord's agent consented on behalf of the Landlord and I am satisfied that the Tenants understood the terms of the consent.

On consent of the parties, it is ordered that:

1. From the date of the hearing and for the duration of the tenancy, the Tenants shall comply with the following terms to resolve this application:
    a. The Tenants must not seriously impair the safety of any person, including other Tenants, the Landlord's staff, or any other person lawfully within the residential complex, this includes but is not limited to:
        i. assaulting or causing physical harm in any way;
        ii. verbal abuse or harassment;
        iii. making threats or using threatening language;
        iv. yelling or raising their voice in an aggressive or threatening manner at building staff or other Tenants of the residential complex.;

v. using profanity or insulting language directed towards building staff or other Tenants; and

vi. using threatening language or behaviour, or aggressive language or behaviour, in any manner, directed towards building staff or other Tenants.

2. If the Tenants fail 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 Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenants.

3. The Tenants shall also pay to the Landlord $186.00 for the cost of filing the application. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

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Adeela Alvez
Member, Landlord and Tenants 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.