



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-016482-25-HR

In the matter of: 705, 17 BRIMLEY RD
SCARBOROUGH, ON M1M3T8

Between: Toronto Seniors Housing Corporation Landlord

and

John White Tenant

HEARING ORDER ON CONSENT

Toronto Seniors Housing Corporation (the 'Landlord') applied in a N5/N7-based L2 application seeking an order to terminate the tenancy and evict John White (the 'Tenant') because the Landlord claimed that the Tenant, someone living or visiting the Tenant, or someone permitted in the residential complex by the Tenant: has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was scheduled for June 24, 2025 but was adjourned on consent. The rescheduled hearing was heard by videoconference on March 4, 2026. The Landlord's legal representative Adam Fraccaro (paralegal) attended on behalf of the Landlord and the Tenant's legal representative Kevin LaForest (lawyer) attended on behalf of the Tenant.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord's application for eviction is denied on the conditions listed below. For a period of 18 months from the issuance date of this Order, the Tenant shall comply with the agreed terms as follows:
 - (a) the Tenant must bring the rental unit and maintain a clutter level of 3 or below throughout the rental unit and balcony (the clutter level is determined by the International OCD Foundation – Clutter Image Scale). The Tenant must bring the rental unit, including the balcony, to a clutter level of 3 or below, on or before May 1, 2026;

- (b) the Tenant consents to bi-monthly (every 2 months) rental unit inspections for the first 6 months of this Order, with proper written notice provided by the Landlord, and tri-monthly (every 3 months) inspections for the remaining 12 months, provided there are no breaches of this Order;
 - (c) the Tenant is not to deny the Landlord or the Landlord's authorized representatives access to the rental unit, such notice to be provided in advance by the Landlord, in accordance with the *Residential Tenancies Act, 2006* (the 'Act');
 - (d) the Tenant must maintain the rental unit in a reasonable and ordinary state of organization, cleanliness, and general housekeeping, at all times, commencing May 1, 2026, and for the duration of this agreement thereafter;
 - (e) pathways throughout the rental unit must be free and clear of clutter. Entrances to the rental unit and the entrance to the balcony, must not be obstructed by belongings, restricting access. The Tenant shall not install, mount, place, or stack any possessions which will block any pathways or means of exit or create a fire hazard;
 - (f) the Tenant is to remove the wooden sauna from the balcony of the rental unit, on or before March 31, 2026. The Landlord will permit the Tenant to purchase and use a portable/collapsible sauna, within the rental unit. The new portable/collapsible sauna must not overload any electrical outlets within the rental unit when in use, or otherwise create an electrical hazard;
 - (g) the electrical panel is to be free and clear of any obstructions and easily accessible at all times; and
 - (h) the Tenant is to keep the area in front of and on top of the stove free from combustible items.
2. If the Tenant breaches any of the conditions ordered in paragraph 1 above, then the Landlord may apply under section 78 of the Act for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in paragraph 1 of this Order.
3. The Landlord is also entitled to reimbursement of the filing fee for this application. The Tenant shall pay the Landlord \$186.00 for the filing fee of the L2 application, on or before May 1, 2026.

April 8, 2026
Date Issued

Michelle Tan

Vice Chair, 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.