



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000316-26

In the matter of: 210, 389 CHURCH ST
TORONTO ON M5B2E5

Between: YWCA TORONTO Landlord

And

CRYSTAL BELONZO Tenant

YWCA TORONTO (the 'Landlord') applied for an order to terminate the tenancy and evict CRYSTAL BELONZO (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 heard by videoconference on April 7, 2026. The Landlord's Representative, Sara Mathew, and the Tenant's Representative, Audrey Huntley, attended the hearing.

Agreed Facts:

1. The Tenant, their guest or occupants, or someone the Tenant permits in the residential complex shall not smoke any substance within 9 metres of any entrance at the residential complex.

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.
2. The Tenant, their guest or occupants, or someone the Tenant permits in the residential complex shall not commit an illegal act in the residential complex.
3. The Tenant, their guest or occupants, or someone the Tenant permits in the residential complex shall not seriously impair the safety of any person in the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 8, 2026 at 4.00% annually on the balance outstanding.

April 15, 2026

Date Issued

Jane Dean

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.