



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109091-25

In the matter of: 715, 145 STRATHMORE BLVD
TORONTO ON M4J4Y9

Between: Toronto Seniors Housing Corporation Landlord

And

Mona Hamann Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mona Hamann (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, 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 20, 2026.

Adam Fraccaro appeared as the Landlord's legal representative. The Tenant also attended the hearing. Naseer Ahmed appeared as the Tenant's legal representative.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. By May 31, 2026, the Tenant shall bring the rental unit and balcony to a clutter level of 3 or below. Clutter level is to be determined by the *International OCD Clutter Image Scale*.
2. For the 24-month period commencing May 31, 2026, the Tenant shall comply with the terms listed below in paragraphs 3 to 11
3. The Tenant shall maintain the unit at a clutter level of 3 or below.
4. The Tenant consents to monthly inspections of the rental unit if the Landlord deems it to be necessary. The Landlord will provide proper legal notice prior to entry. The Tenant agrees to comply with these notices giving access to both the Landlord and the Landlord's authorized representatives.
5. The Tenant shall maintain the rental unit in a reasonable and ordinary state of organisation, cleanliness and general housekeeping, keeping the rental unit free of foul odours. This includes but is not limited to:

- a) Washing dirty dishes regularly.
 - b) Bagging garbage and disposing of it in the appropriate garbage receptacle regularly.
 - c) Floors being swept, vacuumed or mopped on a regular basis.
 - d) Storing open food in the refrigerator regularly.
 - e) Disposing of decaying food in the garbage regularly.
 - f) Ensuring that all rooms in the rental unit can be used for their intended purpose.
6. Pathways throughout the unit must be free and clear of clutter. The entrance to the rental unit must not be obstructed by belongings which restrict access to the rental unit. 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.
 7. The Tenant is not to block the windows, the entrance to the balcony or any other means of egress in any way.
 8. The Tenants belongings shall not be stacked any higher than 5 feet along the walls of the rental unit or balcony.
 9. The electrical panel is to be kept clear of all obstructions, making it accessible at all times.
 10. The Tenant shall keep the front and top of the stove free of any combustible materials.
 11. The Tenant shall comply with the Landlord's pest control treatments and the Tenant shall comply with all preparation instructions for those pest control treatments.
 12. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 11 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.
 13. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
 14. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Andrew Rowell
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.