



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109116-25

In the matter of: 717, 3330 DANFORTH AVE
SCARBOROUGH ON M1L4P9

Between: Toronto Seniors Housing Corporation Landlord

And

Bryan Livingstone Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Bryan Livingstone (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. Audrey Huntley appeared as the Tenant's legal representative.

In mediation, the parties agreed that:

- The Tenant acknowledges that he does not have to be present in the unit for an inspection or pest control treatment, if he so chooses.

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. For the next twenty-four (24) months from the date of the hearing the Tenant shall comply with the terms in paragraphs 2 to 5 below
2. The Tenant shall maintain the rental in a reasonable and ordinary state of organization, cleanliness and general housekeeping, keeping the unit free from foul odours
3. The Tenant shall comply with the Landlord's pest control treatments and ensure that the unit is properly prepared for those treatments. This includes but is not limited to the Tenant

refraining from refusing, cancelling or re-scheduling pest control treatments scheduled to take place in the rental unit

4. The Tenant consents to up to monthly inspections of the rental unit upon being provided with proper notice by the Landlord.
5. The Tenant shall not deny the Landlord or the Landlord's authorized representatives' access to the rental unit when proper legal notice for entry has been provided.
6. If the Tenant fails to comply with the conditions set out in paragraphs 1 to 5 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.
7. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
8. 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 29, 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.