



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-105031-25-SA-RV

In the matter of: 516, 4205 LAWRENCE AVE E
SCARBOROUGH ON M1E4S6

Between: Toronto Community Housing Corporation Landlord

And

Franklin Cejo Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Franklin Cejo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 2, 2025 with respect to application LTB-L-097453-23.

The Landlord's application was resolved by order LTB-L-105031-25, issued on January 6, 2026 without a hearing being held.

On January 16, 2026, the Tenant moved to set aside order LTB-L-105031-25 issued on January 6, 2026.

The motion was resolved by consent order LTB-L-105031-25-SA issued on February 17, 2026.

On March 11, 2026 the Landlord requested a review of the order LTB-L-105031-25-SA issued on February 17, 2026.

The request for review came before me in videoconference room 149 on April 23, 2026.

The Landlord's legal representative Navya Menon and the Tenant's legal representative Janet Brakohiapa attended the hearing.

At the hearing, the parties requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy would be terminated if they do not abide by the terms of this consent order.

It is on consent ordered that:

1. The request to review order LTB-L-105031-25-SA issued on February 17, 2026 is granted. That order is cancelled and replaced by the following.
2. Order LTB-L-105031-25 issued on February 17, 2026 is cancelled and replaced by the following.
3. The motion to set aside order LTB-L-105031-25 issued on January 6, 2026 is granted.
4. Order LTB-L-097453-23 issued on July 2, 2026 is amended as follows as follows.
5. On or before August 31, 2025, the Tenant shall restore the rental unit to a state of ordinary cleanliness, by ensuring:
 - (a) open food items are stored within the refrigerator;
 - (b) unused food or food waste is to be disposed of immediately;
 - (c) garbage and recycling within the rental unit is bagged, if necessary, and placed in the appropriate recycling bin or garbage pail each day;
 - (d) garbage and recycling that has accumulated after one week from the rental unit must be removed from the rental unit and placed in the proper areas of the rental complex intended for this purpose;
 - (e) floors are to be swept, mopped, or vacuumed monthly;
 - (f) rooms, closets, and balcony must be used for intended purposes and free of clutter;
 - (g) personal belongings must be stacked securely and must not be stacked higher than shoulder height; and,
 - (h) pathways to all entrances, exits, and windows, must be free of clutter and belongings and provide a clear means of egress, or exit, from the rental unit.
6. The Tenant shall meet the conditions specified in paragraph 5 on the following schedule:

Date	Area to be Addressed
May 31, 2026	Bathroom and Hallways
June 30, 2026	Kitchen
July 31, 2026	Living Area (Bedroom)

7. Following the implementation of the schedule listed in paragraph 6, the Tenant shall maintain the rental unit within a standard of ordinary cleanliness as specified in paragraph 5 until February 10, 2028.

8. Following proper written 72- hour notice of entry, the Tenant shall not deny access, hinder, obstruct and/or interfere with the Landlord in exercising its rights to enter the rental unit.
9. The Tenant shall cooperate with any pest control remedies necessary for the Landlord to maintain the rental unit in a state fit for habitation, including, but not limited to:
 - (a) preparing the rental unit for pest control treatments as required; and,
 - (b) providing access to the rental unit for the purposes of conducting pest control.
10. If the Tenant fails to comply with the conditions set out in paragraph 5 through 9 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. The Landlord agrees to notify the Scarborough Community Legal clinic's social worker Imbisat Chaudhry if the Landlord has concerns about breach of the terms and before an L4 application is filed with the Board.
11. The Landlord agrees not to enforce payment of the \$186.00 filing fee incurred granted in order LTB-L-097453-23 issued July 2, 2026 unless the Landlord applies under paragraph 10 of this order.

It is further ordered that:

12. **The Board shall refund the Landlord \$58.00 representing the fee for the request to review.**

April 27, 2026
Date Issued

Nersi Makki
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.