



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008123-26

In the matter of: 2208, 200 CHALKFARM DR
TORONTO ON M3L2H7

Between: Greenboard Holdings Ltd Landlord

And

Albern Constantine Tenants
Melisa Forde
Sicara John

Greenboard Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Albern Constantine, Melisa Forde and Sicara John (the 'Tenants') because:

- the Tenants 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 28, 2026.

The Landlord's agent, Mariela Tamyo, the Landlord's legal representative Geoff Paine, and the Tenant Sicara John attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenant's two minor children shall not loiter in the residential complex for the duration of the tenancy.
3. Examples of loitering may include standing in the lobby, stairwells, basement hallways, or parking area for more than 5 minutes without purpose. Normal use of amenities such as the basketball court of rec centre would not be considered loitering.

4. If the Tenants fail to comply with the conditions set out in paragraph 2 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 Tenants. 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 Tenants.

May 5, 2026
Date Issued

Dawn Carr
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.