



Order under Section 69 & 89 of the Residential Tenancies Act, 2006

File Number: LTB-L-085480-25-HR

In the matter of: 413, 2835 Lake Shore Boulevard West
Toronto, ON M8V3V8

Between: Toronto Seniors Housing Corporation Landlord

and

John Jeffreys Tenant

HEARING ORDER ON CONSENT

Toronto Seniors Housing Corporation (the 'Landlord') applied in a N5 and N7-based L2 application seeking an order to terminate the tenancy and evict John Jeffreys (the 'Tenant') because the Landlord claimed that the Tenant, someone visiting, living with them, or someone the Tenant permitted into the residential complex:

- has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- has willfully or negligently caused damage to the premises; and
- has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date provided in the notices of termination.

The Landlord also claimed for reasonable out-of-pocket costs incurred or that the Landlord will incur to repair or replace undue damage to property.

This application was heard by videoconference on December 16, 2025 and April 23, 2026. The Landlord's legal representative Jesse Audette (paralegal) attended. The Tenant attended with his agent Christine Markham (seniors' services coordinator). The Landlord's witness Richard Beaubien attended but did not need to give testimony.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord's L2 application seeking eviction is denied, subject to the conditions imposed by this conditional Order as mutually agreed to on consent of the parties.
2. During the **duration of the tenancy**, the Tenant and any occupants, visitors, or guests of the Tenant:
 - (a) will not leave any bikes or any other items in the common areas of the residential complex;
 - (b) will comply with dog bylaws, including but not limited to ensuring any dog remains on leash, does not urinate or go to the bathroom in the residential complex, or bark excessively;
 - (c) will not create excessive noise including but not limited to yelling, being loud, banging, and slamming doors;
 - (d) do not leave doors propped open or jam items into the doors, and will not follow other residents into the building (also known as double entering);
 - (e) will not be aggressive or harass other residents, the Landlord's staff or agents, and will not impede the reasonable enjoyment of other residents in the residential complex;
 - (f) shall be responsible for the people invited or permitted on the residential complex and will ensure such people do not loiter in the residential complex and/or use the bathroom;
 - (g) shall not store more than two (2) bikes on the balcony of the rental unit; and
 - (h) shall not tamper with any life safety equipment - specifically shall not remove the smoke or carbon monoxide detectors.
3. If the Tenant fails to meet any of the conditions in accordance with **paragraphs 2(a) through to 2(h)** above, then 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 L4 application within 30 days of a breach of a condition set out in paragraph 2 of this Order.
4. The Tenant agrees to pay the Landlord reimbursement of the filing fee of **\$186.00** for this application by May 12, 2026 (standard 11 days from the issuance of this Order).

May 1, 2026
Date Issued

Michelle Tan

Vice Chair, 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.