



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005804-26

In the matter of: 212, 550 KINGSTON RD
TORONTO ON M4E3V6

Between: Neighbours Community Homes Landlord

And

Ricky Edwards Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Ricky Edwards (the 'Tenant') because 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.

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

This application was heard by videoconference on April 27, 2026.

The Landlord's agent Hin Ching Cheng and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant agrees effective immediately to not engage in any physical, verbal or confrontational behaviour with Landlord staff, management, contractors or any individuals working within or attending at the residential complex.
3. The Tenant agrees that communication will be conducted appropriately and respectfully at all times, free from threats, harassment, intimidation or aggressive conduct, and will cooperate with staff and authorized personnel when they are performing their duties within the building.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 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.

May 5, 2026
Date Issued

Jagger Benham
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.