



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-100993-25

In the matter of: NA, 210 DANZIG ST
SCARBOROUGH ON M1E2L6

Between: Toronto Community Housing Corporation Landlord

And

Lynette Gittens Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lynette Gittens (the 'Tenant') because:

- the Tenant 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 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 scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Navya Memon, the Tenant's Legal Representative Kevin Laforest and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The terms are in place for a one-year period starting May 12, 2026, to May 11, 2027.

3. The Tenant shall not permit or invite Lenroy Stewart to enter, attend at, or reside in the rental unit or anywhere within the residential complex at any time.
4. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not commit an illegal act or permit a person to do so in the rental unit or the residential complex.
5. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not, by act or omission, seriously impair the safety of any person where such act or omission occurs in the residential complex.
6. If the Tenant fails to comply with the conditions set out in paragraph 3, 4 or 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 also pay to the Landlord \$186.00 for the cost of filing the application as follows:
 - 8 payments of \$20 on the 1st day of each month starting June 1, 2026, to January 1, 2027. A final payment of \$26 on February 1, 2027.
8. If there is a breach in payment, the entire amount in paragraph 7 becomes due, less any payments made, and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

May 12, 2026
Date Issued

Melinda Jamieson
Hearing 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.