



**Order Issued on Consent Utilizing Section 78
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-053446-25-RV

In the matter of: 618, 100 HIGH PARK AVE
TORONTO ON M6P2S2

Between: Toronto Community Housing Corporation Landlord

And

Stanislaw Komperda Tenant

Review Order

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

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was resolved by order LTB-L-053446-25 issued on December 3, 2025.

On March 5, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 16, 2026, interim order LTB-L-053446-25-RV-IN was issued, staying the order issued on December 3, 2025.

This application was heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Jessica Fletcher, the Tenant's Legal Representative Ana Speranza and the Tenant attended the hearing.

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

The parties before the LTB consented to the following order:

At the review hearing, the parties agreed that:

1. The Tenant did not attend the Landlord's L2 application on October 22, 2025, submitting they did not receive the Notice of Hearing from the Landlord and Tenant Board's (the 'Board') hearing held on October 22, 2025.
2. As a result, I find that the Tenant was not reasonably able to participate in the hearing on October 22, 2025.
3. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-053446-25 issued on December 3, 2025, is granted.
4. The parties further agree on the following:
 - The Tenant will bring the unit to a reasonable state of cleanliness. This includes, but is not limited to ensuring that:
 - a. All garbage, recycling and waste are removed from the unit.
 - b. The floors are swept and mopped.
 - c. Wash and wipe the rental unit walls.
 - d. Pathways to be clear for all exits and windows with a width of approximately 4 feet.
 - e. No trip hazards along the pathways or floors.
 - f. Stacked items are stacked securely and are not stacked higher than approximately 4 feet.
 - g. All exits and entranceways to the unit must be clear and accessible - e.g. all unit doors are able to open all the way.
5. The Parties agree that as of February 5, 2026, the conditions under paragraph 4 have been met.
6. The Parties agree that any arrears or costs for damages have been paid to the date of this hearing.
7. The Parties agree that the tenant has paid the \$186.00 filing fee.

It is ordered on consent that:

1. Order LTB-L-053446-25 issued on December 3, 2025, is canceled and replaced with the following:
 - a) For a period of two years, starting May 4, 2026, and ending May 4, 2028, the Tenant shall not substantially interfere with the reasonable enjoyment of the Landlord, Agents of the Landlord and other Tenants, by engaging in any of the following:
 - Yelling in screaming in the rental unit
 - Tampering with fire life safety devices.
 - Causing damage to the rental unit.

2. For a period of two years, starting May 4, 2026, and ending May 4, 2028, the Tenant will maintain the rental unit including the balcony in a safe and reasonable condition and free from clutter.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 and 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 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 6, 2026
Date Issued

Anthony Bruno
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.