



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013463-26

In the matter of: NA, 8 BRAHMS AVE
NORTH YORK ON M2H1G8

Between: Toronto Community Housing Corporation Landlord

And

Santos Francisco Guevara Nolasco Tenants
Alba Luz Guevara

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Santos Francisco Guevara Nolasco and Alba Luz Guevara (the 'Tenants') 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.

This application was heard by videoconference on April 29, 2026. The Landlord's Legal Representative, L. Thibert, the Tenant's Legal Representative, J. Myers, and the Tenant, Santos Francisco Guevara Nolasco attended the hearing. A Spanish interpreter for the Tenant, H. Camargo Romero, also 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. For a period of two years commencing immediately, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not commit any illegal act in the rental unit or the residential complex. For specificity, the Tenant shall not vandalize, slash or damage the tires on any vehicles in the residential complex.
3. If the Tenant fails 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 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

Jitewa Edu
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.