



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-011217-26-SA

In the matter of: 326, 17 BRIMLEY RD
SCARBOROUGH ON M1M3T8

Between: Toronto Seniors Housing Corporation Landlord

And

Rona May Mary Belanger Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rona May Mary Belanger (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 16, 2024 with respect to application LTB-L-022911-23.

The Landlord's application was resolved by order LTB-L-011217-26, issued on September 16, 2024. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011217-26.

This motion was heard by videoconference on May 5, 2026.

The Landlord's Legal Representative Adam Fraccaro, the Tenant, the Tenant's Support Person, and the Tenant's Legal Representative Renee Griffin attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-011217-26, issued on September 16, 2024, is granted.
2. Order LTB-L-011217-26, issued on September 16, 2024, is set aside and cannot be enforced.
3. The previous order issued on September 16, 2024 with respect to LTB-L-022911-23 is cancelled and replaced with the following:
4. From the date of the LTB Hearing and for a period of 3-years, the Tenants agree to the following Terms to resolve the LTB application on consent:

- a) The Tenant, Tenant's guests and/or other guests or occupants of the Rental Unit must have all pets restrained on a leash, at all times, while in the common areas of the residential complex. This includes but is not limited to the courtyards, lobbies, hallways and entrances of the Residential Complex.
 - b) The Tenant, Tenant's guests and/or other guests or occupants of the Rental Unit must ensure that all dogs are muzzled when in the common areas of the Residential Complex. This includes but is not limited to the courtyards, lobbies, hallways and entrances of the Residential Complex.
 - c) The Tenant, Tenant's guests and/or other guests or occupants of the Rental Unit, shall not commit an illegal act within the Residential Complex.
 - d) The Tenant, Tenant's guests and/or other guests or occupants of the Rental Unit, shall refrain from any act that seriously impairs the safety of any person in the Residential Complex.
5. If the Tenant fails to comply with the conditions set out in paragraphs 4 (a), (b), (c) or (d) of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* 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.
6. The Tenant shall pay \$186.00, representing the L2 filing fee, to the Landlord, on or before July 31, 2026.
7. The Tenant shall pay to the Landlord \$330.00 which represents the Sheriff Eviction Filing Fee, on or before August 31, 2026.

May 7, 2026
Date Issued

Diane Wade
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.