



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-002203-26

In the matter of: Basement, 56 WINEVA AVE
TORONTO ON M4E2T2

Between: Beaches Investments Inc. Landlord

And

Felix Tobin-Parnum Tenant

Beaches Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Felix Tobin-Parnum (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 12, 2026.

The Landlord's Agent, Gennaro Di Gregorio and the Landlord's Representative, Nora Marku and the Tenant and the Tenant's Support Person, Mollie Sitwell and the Tenant's Representative, Luis Mayorga 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. On or before April 3, 2026, the Tenant shall remove any/all marijuana growing equipment from the rental unit.
3. The Tenant shall refrain from engaging in any harassing or aggressive conduct towards other residents, guests of residents, or Landlord staff.
4. The Tenant shall not obstruct or interfere with the Landlord's quarterly inspections of the rental unit.
5. The Tenant shall respond to the Landlord in writing, within 72 hours, regarding the Landlord's request to enter the rental unit for the purposes of carrying out an inspection and/or servicing the boiler which is accessed through the Tenant's rental unit.
6. The Tenant shall not make any alterations within the rental unit without first obtaining the Landlord's written consent.
7. The Tenant consents to allowing the Landlord to contact the Tenant's Support Person, Mollie Sitwell for the purposes of sending the Tenant notifications and/or emergency communications.
8. The Tenant shall be required to comply with the above-noted terms and conditions for a period of one year commencing from the issuance date of this order, through to May 31, 2027.
9. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 4, 5, or 6 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 26, 2026
Date Issued

Ilan Shingait

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.