



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

File Number: LTB-L-004982-26

In the matter of: 516, 3330 DANFORTH AVE
SCARBOROUGH ON M1L4P9

Between: Toronto Seniors Housing Corporation Landlord

And

James Ashwell Mingo Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict James Ashwell Mingo (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;
- 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.

This application was heard by videoconference on May 13, 2026. The Landlord's legal representative, Adam Fraccaro and the Tenant's legal representative, Gene Filice attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

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. Starting immediately and for a 24-month period to May 12, 2028, the Tenant, occupant(s) and /or guest(s) of the rental unit shall not interfere with the Landlord or other Tenants reasonable enjoyment of the residential complex or interfere with the Landlord's interests within the residential complex.

3. Starting immediately and for a 24-month period to May 12, 2028, the Tenant, occupant(s) and /or guest(s) of the rental unit shall not falsely activate the emergency alarms within the residential complex at anytime. This includes but is not limited to activating the fire alarms in the residential complex when there is no active emergency.
4. Starting immediately and for a 24-month period to May 12, 2028, the Tenant upon receiving advance notice by the Landlord, shall not deny the Landlord or the Landlord's authorized representatives' access to the rental unit.
5. Starting immediately and for a 24-month period to May 12, 2028, the Tenant upon receiving advance notice by the Landlord, shall comply with the Landlord's pest control treatments and ensure that the rental unit is properly prepared for pest control treatments. This includes but is not limited to refraining from refusing, cancelling or rescheduling pest control treatments scheduled to take place within the rental unit.
6. Starting immediately and for a 24-month period to May 12, 2028, the Tenant, occupant(s) and /or guest(s) of the rental unit shall not harass, berate or verbally abuse other Tenants or building staff within the residential complex. This includes but is not limited to exhibiting aggressive behaviour towards another resident or building staff within the residential complex.
7. If the Tenant fails to comply with the conditions set out in paragraph 2-6 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.
8. On or before December 31, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2027, at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Oluwatobi Abobarin
Hearings 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.