



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005832-26

In the matter of: 1603, 285 SHUTER ST
TORONTO ON M5A1W5

Between: Toronto Community Housing Corporation Landlord

And

Joseph Halbot Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Halbot (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 heard by videoconference on April 28, 2026. Before the start of the hearing the Landlord's Representative, Travis King, the Landlord's Agent, Tanishia Allen, the Tenant's Support, Candy Halbot, and the Tenant, Joseph Halbot, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

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 July 1, 2026, the Tenant shall restore the rental unit (including the balcony) to a safe, clean and reasonable living condition, including but not limited to:
 - A. No combustible items near or on the stove; and,
 - B. Reduce the amount of combustible material/excessive clutter in the unit to a level acceptable to Toronto Community Housing (e.g. rooms can be used for their intended purpose); and,
 - C. Pathways must be clear to all the doors in the and windows and of a minimum clearance of 1 meter; and,

- D. All the pathways must be clear of any obstructions from the floor to the ceiling to provide a safe means of pathways for emergency responders; and,
 - E. Stacked items are stacked securely and are not stacked higher than approximately 4 feet; and,
 - F. All the doors and entranceways to the unit must be clear and accessible – e.g. all unit doors are able to open all the way; and,
 - G. All rooms kept in a reasonable state of cleanliness.
- 3. Toronto Community Housing shall provide the Tenant with 24-hour notice and will inspect the unit and all rooms in the unit after July 1, 2026, to assess compliance.
 - 4. The Tenant, occupant and/or guest shall not deny access to the unit or otherwise impede the Landlord's ability to inspect the unit.
 - 5. Beyond July 2, 2026, the Tenant shall maintain the unit in a safe, clean and reasonable living condition and free from clutter, in accordance with the standards of Toronto Community Housing Corporation.
 - 6. The Tenant shall allow the Landlord to inspect the unit every 3 month for 36 months, starting June 1, 2026, to May 31, 2029, to assess compliance.
 - 7. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4, 5 and 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. 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 May 19, 2027, the Tenant will start to owe interest. This will be simple interest calculated from May 20, 2027, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Sumathi Dhanapal
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.