



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

File Number: LTB-L-085001-25

In the matter of: 1205, 50 CORDOVA AVE
ETOBICOKE ON M9A4X6

Between: Wilstar Management Ltd. Landlord

And

Dong Chen Tenant

Wilstar Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dong Chen (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 14, 2026. The Landlord's legal representative, Eric Steiman, the Landlord's agent, Ryan Gibson, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

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

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall keep the unit in an ordinary state of cleanliness at all times as required by section 33 of the *Residential Tenancies Act, 2006*, (the 'Act'), which will include but not limited to ensuring that there is a clear path of egress from every room in the rental unit which is at least 1.5 meters wide. The required compliance shall begin as of June 30, 2026, and will remain in place for the remainder of the tenancy.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
4. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before July 31, 2026.

May 19, 2026
Date Issued

Sonja Richter

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.