



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022815-26

In the matter of: 1711, 15 TOBERMORY DR
NORTH YORK ON M3N2R5

Between: Toronto Community Housing Corporation Landlord

And

Ashley Hosein Yule Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Hosein Yule (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

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's representative, Jessica Fletcher and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that on or before May 31, 2026 the Tenant shall restore the unit including the balcony to a state of ordinary cleanliness and free from clutter. This includes but is not limited to ensuring that:
 - a) No combustible, flammable or otherwise hazardous items near or on the stove;
 - b) Ensure rooms and balcony are used for their intended purpose, and free of excess clutter;
 - c) Pathways to be clear for all exits and windows with a width of approximately 4 feet;
 - d) No trip hazards along the pathways or floors;
 - e) Floors are swept and mopped;
 - f) Stacked items are stacked securely and are not stacked higher than approximately 4 feet;
 - g) All exits and entranceways to the unit must be clear and accessible – e.g. all unit doors are able to open all the way; and,
 - h) The unit must be prepared for pest control treatments in accordance with Landlord's instructions.

2. For a period of 24 months starting May 31, 2026 to May 31, 2028 inclusive The Tenant will maintain the unit including the balcony in a safe state of ordinary cleanliness and free from clutter as described in paragraph 1.
3. The Tenant shall ensure that neither they nor their occupant or guest do not block or deny entry or access to the unit after being properly served with a Notice of Entry, this includes but it is not limited to making sure that pets are put in a safe place away from workers.
4. If the Tenant fails to comply with the conditions set out in paragraph **1,2 or 3** 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - \$100.00 on or before June 1, 2026.
 - \$86.00 on or before July 1, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Rolland Roopchand
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.