



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013637-26

In the matter of: 178 DANZIG ST
SCARBOROUGH ON M1E2L6

Between: Toronto Community Housing Corporation Landlord

And

Mark Andrew Mrochuk Tenants
Marianne Sandra Olsen

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Andrew Mrochuk and Marianne Sandra Olsen (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 scheduled to be heard by videoconference on May 20, 2026.

The Landlord, represented by Sara Mathew and the Tenants, represented by Mark Andrew Mrochuk engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the duration of the tenancy, the Tenants shall not obstruct, prevent, interfere with, delay, frustrate or deny the Landlord's right to enter the rental unit under sections 26 or 27 of the *Residential Tenancies Act, 2006*, as amended, or any successor legislation, in accordance with written notice given to the Tenants at least 24 hours before the time of entry for the following purposes:
 - a) to carry out repairs, replacements, maintenance, or other work in the rental unit;
 - b) to carry out inspections of the rental unit for the purpose of determining whether the rental unit is in a good state of repair, fit for habitation, and compliant with health, safety, housing, and maintenance standards, consistent with the Landlord's obligations under the *Residential Tenancies Act 2006* and;

c) for any other lawful or reasonable purpose permitted by the Residential Tenancies Act, 2006 or specified in the tenancy agreement

3. For the duration of the tenancy, the Tenants shall not obstruct, interfere with, delay, frustrate, or deny the Landlord's right to enter the rental unit at any time without written notice in cases of emergency.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 and 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 Tenants. 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 Tenants.
5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before August 18, 2026.
6. If the Tenants do not pay the Landlord the full amount owing on or before August 18, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

May 22, 2026
Date Issued

Cheryl Lavoie
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.