



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009658-26

In the matter of: 205, 4628 KINGSTON RD
SCARBOROUGH ON M1E0E1

Between: Fred Victor Centre Landlord

And

Nadia Chiblow Tenant

Fred Victor Centre (the 'Landlord') applied for an order to terminate the tenancy and evict Nadia Chiblow (the 'Tenant') because:

- 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.

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 5, 2026.

The Landlord's Agent Vee Guevara, the Tenant and the Tenant's Support Nicole St. Jean attended the hearing. The Tenant was further assisted by TDC.

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. The Tenant shall refrain from engaging in the activities described in the Landlord's notice of termination, specifically, the Tenant shall not assault other tenants, guests and or staff of the residential complex.
3. The Tenant shall not act in an aggressive or violent manner towards any residents, guests and or staff in the residential complex.
4. The Tenant agrees to seek the support of the Assertive Community Team for her treatment compliance, and the Landlord will also cooperate with ACT to ensure that the Tenant receives the support that she requires.
5. The Tenant can update the Landlord and add additional support personnel at anytime.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 and 4 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.

7. In the event of a breach, the Landlord shall also provide written notice to the Tenant's case manager and to the individuals named in the Tenant's crisis plan. The Landlord has a copy of the crisis plan.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application. The Tenant can pay \$10.00 per month or pay the fee in full at anytime.

May 28, 2026
Date Issued

Brenda Mercer
Member, 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.