



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006723-26

In the matter of: 611, 140 ADANAC DR
SCARBOROUGH ON M1M2E8

Between: Toronto Community Housing Corporation Landlord

And

Andrew James Sainsbury Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew James Sainsbury (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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.
- 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 21, 2026.

The Landlord's legal representative, Shelby Whittick, the Tenant, and the Tenant's support person, Donna Payne, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant shall not own a dog for two (2) years from the hearing date.
2. If the Tenant chooses to own a dog after May 21, 2028, the Tenant shall ensure the dog is always muzzled and on leash when in common areas of the residential complex.

3. If the Tenant chooses to own a dog after May 21, 2028, then the Tenant shall safely contain the dog when the Landlord or its agents enters the rental unit following providing the Tenant with 24-hours notice of entry.
4. If the Tenant fails to comply with the conditions set out in 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.

May 26, 2026
Date Issued

Melissa Anjema
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.