



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101171-25

In the matter of: 415, 2950 LAWRENCE AVE E
SCARBOROUGH ON M1P2T9

Between: Toronto Seniors Housing Corporation Landlord

And

Ho Ching Lee Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ho Ching Lee (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; and
- 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 application was scheduled to be heard by video conference on May 19, 2026.

Adam Fraccaro, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

Through private discussion prior to the start of the hearing, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The Tenant acknowledges that the Landlord has offered decluttering supports to assist with compliance with this Order. The Tenant acknowledges that he has declined these supports prior to May 19th 2026, but can accept these supports at any time by contacting the Landlord's Senior Services Coordinator (SSC).

On consent of the parties, it is ordered that:

1. On or before June 30th, 2026, the Tenant must bring the unit to, and maintain for the duration of this agreement, a clutter level of 3 or better throughout the rental unit and balcony (clutter level is determined by the International OCD Foundation – Clutter Image Scale. A copy of the scale is provided with this Order).
2. The Tenant consents to monthly rental unit inspections by the Landlord, if necessary. The Landlord will provide proper notice of entry to the Tenant for inspection.
3. The Tenant must maintain the Rental Unit in a reasonable and ordinary state of organization, cleanliness and general housekeeping and keep the rental unit free from foul odours.
4. The Tenant is not to deny the Landlord or the Landlord's authorized representatives' access to the rental unit, such notice to be provided in advance by the Landlord.
5. The Tenant agrees to allow the Landlord's representatives to document inspections of the Rental Unit by taking photos of the unit conditions.
6. The Tenant is to comply with the Landlord's pest control treatments and ensure that the Rental Unit is properly prepared for those pest control treatments.
7. All pathways throughout the unit must be free and clear of clutter and at least 1 metre wide. Entrance to the rental unit must not be obstructed by belongings, restricting access to the rental unit. The Tenant shall not install, mount, place, or stack any possessions which will block any pathways or means of exit or create a fire hazard.
8. The Tenant is to keep the area in front of, and on top of, the stove free from combustible items.
9. The Tenant must not overload the electrical outlets within the Rental Unit by plugging more than 2 items into each electrical outlet. This includes but is not limited to, using more than 1 electrical extension cord, or power bar, per outlet within the Rental Unit.
10. The Tenant must ensure that all rooms within the Rental Unit can be used for their intended purpose.
11. If, within 24 months of the date of this hearing, the Tenant fails to comply with the conditions set out in paragraph 1 through 10 of this order that are related to the issues in the application, 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.

12. The Tenant shall pay the \$186.00 L2 application filing fee to the Landlord, on or before July 31st, 2026.

May 25, 2026
Date Issued

Joanne Lolato
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.