



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-011212-26

In the matter of: 1510, 10 GLEN EVEREST RD
SCARBOROUGH ON M1N1J4

Between: Toronto Community Housing Corporation Landlord

And

Louisa May Jaar Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Louisa May Jaar (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Lee-Anne Thibert, the Tenant's Representative, Jasmine Singh, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. the Tenant consents to rental unit inspections every other month, with proper notice from the Landlord.

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. By July 31, 2026, the Tenant must bring the clutter level of 4 or below throughout the entirety of the rental unit (clutter level is determined by the Clutter Image Scale). This shall include, but is not limited to:

- a. Ensuring that Pathways throughout the unit are free and clear of clutter at all times.
 - b. Entrance to the rental unit must not be obstructed by belongings, restricting access to the rental unit.
 - c. Tenant shall not install, mount, place, or stack any possessions which will block any pathways or means of exit or create a fire hazard;
 - d. Tenant must not allow any activity or permit any conditions to exist in the Rental Unit that may create a fire hazard, flood hazard or health hazard;
 - e. Floors, walls, cupboards, toilets, bathtubs, vanities, and other surfaces shall be cleaned and free of feces or other filth.
3. On and after August 1, 2026, and for a period of 24 months the Tenant must maintain the entirety of the rental unit in keeping with all terms outlined in paragraph 2(a-e) above.
 4. Beginning immediately and for a period of 24 months, the Tenant is not to deny the Landlord or the Landlord's authorized representatives' access to the rental unit in accordance with the Residential Tenancies Act.
 5. If the Tenant fails to comply with the conditions set out in paragraphs 2 and/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.
 6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
 7. If the Tenant does not pay the Landlord the full amount owing on or before August 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Christine Leitch
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.