



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

File Number: LTB-L-011142-26

In the matter of: 408, 828 KINGSTON RD
TORONTO ON M4E1S2

Between: Toronto Seniors Housing Corporation Landlord

And

David Harry Colman Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict David Harry Colman (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 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 Agent, Mario Rios, the Landlord's Representative, Adam Fraccaro, and the Tenant, supported by Afroza Uoddin 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 acknowledges that they are not required to be present within the Rental Unit for an inspection, or pest control treatment, if they choose.
2. The Tenant consents to monthly rental unit inspections, if necessary, 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. Tenant must bring the unit to, and maintain for the duration of this agreement, a clutter level of 3 or below throughout the rental unit and balcony (clutter level is determined by the International OCD Foundation – Clutter Image Scale).
3. Tenant must maintain the Rental Unit in a reasonable and ordinary state of organization, cleanliness, sanitation and general housekeeping, and keep the rental unit free from foul odours.
4. 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. This includes, but is not limited to, allowing access to the Landlord's maintenance staff or vendors and the Landlord's Pest Control Technicians.
5. 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. This includes but is not limited to refraining from refusing, cancelling or rescheduling pest control treatments scheduled to take place within the Rental Unit and complying with the recommendations made by the Landlord's Pest Control Technicians.
6. The terms set out in paragraphs 2 to 5 shall remain in effect for a period of 24 months beginning May 19, 2026.
7. If the Tenant fails to comply with the conditions set out in paragraph 2 to 5 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.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before September 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 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.

