



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-073423-25

In the matter of: 223, 9 HALDON AVE
EAST YORK ON M4C4P5

Between: Toronto Seniors Housing Corporation Landlord

And

Pauline Elizabeth Fawcett Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Elizabeth Fawcett (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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking; 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.

This application was heard by videoconference on April 22, 2026.

The Landlord's Representative and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if, from the date of this LTB Order and for a period of 24-months, the Tenant meets the conditions set out below:
 - a) On or before May 31, 2026, the Tenant shall reduce the number of cats residing in the rental unit to 6 or below, in compliance with Toronto Municipal Code, Chapter 349.
 - b) The Tenant agrees to monthly rental unit inspections, if necessary, by the Landlord so long as proper notice is provided by the Landlord.
 - c) The Tenant shall 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.

d) The Tenant shall not to deny the Landlord or the Landlord's authorized representatives' access to the rental unit where proper notice is provided by the Landlord.

e) The Tenant is not to interfere with the Landlord's pest control treatments and shall ensure that the rental unit is properly prepared for them. This includes but is not limited to refraining from cancelling, refusing or rescheduling the Landlord's pest control efforts.

f) The Tenant agrees to notify the Landlord of any changes to the household composition, and no guests are to reside within the rental unit without the express written approval of the Landlord.

g) The Tenant shall refrain from making any unreasonable and unnecessary noise within the rental unit and common areas of the residential complex. This includes but is not limited to yelling or screaming.

2. If the Tenant fails to comply with the condition (a) through (g) set out in paragraph 1 of this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 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.
3. The Tenant shall pay the filing fee of \$186.00 on or before June 30, 2026, after which interest will accrue in accordance with the Courts of Justice Act, RSO 1990, C 43.

June 9, 2026
Date Issued

David McFadden
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.

