



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-006595-26-SA

In the matter of: 618, 3330 DANFORTH AVE
SCARBOROUGH ON M1L4P9

Between: Toronto Seniors Housing Corporation Landlord

And

Avadis Salibian Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Avadis Salibian (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 13, 2024 with respect to application LTB-L-004154-24.

The Landlord's application was resolved by order LTB-L-006595-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006595-26.

This motion was heard by videoconference on April 14, 2026.

The Landlord's Legal Representative Adam Fraccaro, Tenant Avadis Salibian, Tenant's Legal Representative Jasmine Singh, and the Tenant's Agent Sevan Salibian attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-006595-26, issued on January 27, 2026, is granted.
2. Order LTB-L-006595-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 13, 2024, with respect to LTB-L-004154-24 is amended as follows:
4. The 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). Tenant must bring the Rental Unit to a clutter level of 3 or below, throughout the Rental Unit and balcony, on or before May 31st 2026.

5. The Tenant consents to monthly rental unit inspections, if necessary, by the Landlord, proper notice to be provided by the Landlord.
6. 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. This is including, but not limited to:
 - Washing dirty dishes regularly.
 - Garbage is bagged and disposed of in the appropriate garbage receptacle regularly.
 - Floors are swept, mopped, or vacuumed on a regular basis.
 - Open food is stored in the refrigerator regularly.
 - Decaying food is disposed of in the garbage on a regular basis;
 - Ensure that all rooms within the Rental Unit can be used for their intended purpose.
7. Pathways throughout the unit must be free and clear of clutter. Entrance to the rental unit must not be obstructed by belongings, restricting access to the rental unit. 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 not to block the windows, entrance to the balcony, or any other other means of egress in any way.
9. The Tenant's personal possessions shall not be stacked above 5 feet high, in and along the walls in the rental unit or balcony.
10. The electrical panel is to be free and clear of any obstructions and easily accessible at all times. The Tenant is not to overload/overuse any electrical outlets within the Rental Unit. Specifically, only one electrical extension cord, or power cord is to be plugged in to any one outlet at any time and electrical extension cords are not to be placed on top of the Tenants belongings.
11. The Tenant is to keep the area in front of and on top of the stove free from combustible items.
12. 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.
13. 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.
14. The Tenant is to remove the second refrigerator from the Rental Unit as it is a prohibited appliance per the Tenants lease agreement.
15. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to comply with any of the requirements in paragraphs 4 to 14 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

16. In the event of a breach of any of the above terms, the Landlord shall notify the Tenants Daughters (Also POA for the Tenant) via email of the breach, prior to filing an application to the Board for an Order Terminating the Tenancy. The emails of the Tenants daughters are as follows:

- Sevan Salibian Sevan.lombardi@gmail.co
- Vana Salibian vanasalibian@hotmail.com

June 3, 2026
Date Issued

Kyle Anderson
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.