



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

File Number: LTB-L-033241-26-SA

In the matter of: 1114, 4175 LAWRENCE AVE E
SCARBOROUGH ON M1E4T7

Between: Toronto Community Housing Corporation Landlord

And

Deborah Toupin Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Toupin (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 9, 2025 with respect to application LTB-L-014973-25.

The Landlord's application was resolved by order LTB-L-033241-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033241-26.

This motion was heard by videoconference on June 4, 2026. The Landlord's representative Navya Manon, and the Tenant represented by Heather Butt, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-033241-26, issued on April 20, 2026, is granted.
2. Order LTB-L-033241-26, issued on April 20, 2026, is set aside and cannot be enforced.
3. Order LTB-L-014973-25 is amended as follows:
4. Paragraph 1 of Order LTB-L-014973-25 is replaced with the following:

The Tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

- The Tenant shall restore the rental unit to an ordinary state of cleanliness, free of excess clutter in accordance with section 33 of the Residential Tenancies Act, 2006 (the 'Act') by August 31, 2026.
- The Tenant shall reduce the clutter and debris to a level 3 or less on the TCH Clutter Scale.
- The Tenant shall create clear pathways to rooms, windows and exits in the rental unit.
- The Tenant shall reduce stacked items in the rental unit to no higher than 4 feet tall.
- The Tenant shall clean up and remove feces from the rental unit and the balcony.
- The Tenant shall allow the Landlord and contractors access to the rental unit for inspection and service with proper notice of entry.
- The Landlord agrees when providing a notice of entry to the Tenant, they shall provide the notice to the Tenant 72 hours before the time of entry.
- The Landlord agrees to also provide a copy of the notice of entry to the Tenant's case manager, Jack Njathi, by email, 72 hours before the time of entry.
- The Tenant shall schedule and proceed with a second round of "extreme clean".

Paragraph 2 of Order LTB-L-014973-25 is replaced with the following:

If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, between **September 1, 2026, to August 31, 2027**, the Landlord may apply under section 78 of 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.

June 8, 2026

Date Issued

Greg Joy

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.

