



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

File Number: LTB-L-031541-26-SA

In the matter of: 215, 20 WEST LODGE AVE
TORONTO ON M6K2T4

Between: Toronto Seniors Housing Corporation Landlord

And

Wallace Walter Pleasant Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Wallace Walter Pleasant (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 16, 2026 with respect to application LTB-L-003431-24.

The Landlord's application was resolved by order LTB-L-031541-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031541-26.

This motion was heard by videoconference on June 4, 2026. The Landlord's representative Jesse Audette, and the Tenant represented by Matthew Lam, attended the hearing. Also in attendance witnesses for the Landlord were maintenance worker Rene Antigua, and Senior Service Coordinator Trudy-Ann Whitaker. The Tenant's after case worker, James Timmins, attended as witness for the Tenant.

Determinations:

1. At a hearing on March 12, 2026, among a number of conditions for relief from eviction, the Tenant agreed that he, any occupant of the rental unit and/or any guests of the Tenant's unit, would not tamper with the safety equipment, including the smoke or carbon monoxide detector,
2. The Landlord's evidence and witness testimony shows that on March 9, 2026, staff found the smoke detector had been removed. A new detector was installed.
3. On March 27, 2026, the Tenant had his door open and again staff noticed that the smoke detector was missing. The Landlord again replace the detector.

4. The Tenant's representative submits that the Tenant had removed the smoke detector between March 9th and March 12th, when the parties negotiated the consent order. As a result, it was argued that was not in breach of the order.
5. If in fact the Tenant had removed the smoke detector between March 9th and 12th, I find the Tenant was negotiating in bad faith by knowing he had removed the smoke detector and not disclosing this to the Landlord at that time. In addition, the Tenant also testified that he has lived in the unit for 20 years. The Landlord confirmed the Tenant has lived in the unit for 3 years. Based on this testimony and other confusing submissions from the Tenant, I find the Tenant's submissions to be unreliable.
6. Based on these facts, I find the Tenant is in breach of the condition not to tamper with the smoke detector.
7. There is no evidence that the Tenant has tampered with the smoke detector since March 27th.
8. In considering relief from eviction, I have considered the following facts. The consent order demonstrates that the Tenant requires some forms of accommodation. Mr. Timmins visits the Tenant at his rental unit 1 – 2 times each week and can assist with monitoring the Tenant's compliance to reduce the risk of eviction. The Landlord has the ability to perform inspections to ensure compliance. It is also clear from the hearing that the Tenant is a vulnerable individual. I find that the Tenant should be provided an addition opportunity to preserve the tenancy.
9. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-031541-26 with the additional condition set out below, as the removal of the life safety equipment is a potential safety hazard.

It is ordered that:

1. The motion to set aside Order LTB-L-031541-26, issued on April 14, 2026, is granted.
2. Order LTB-L-031541-26, issued on April 14, 2026, is set aside and cannot be enforced.
3. The Landlord may inspect the rental unit, no more than once a week, without notice to the Tenant, specifically and limited to checking on the life safety equipment, specifically the smoke or carbon monoxide detector, to ensure compliance with the order.
4. Order LTB-L-003431-24 remains in effect.

June 15, 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.