



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-039400-24

In the matter of: 514, 1525 DUNDAS ST W
TORONTO ON M6K1T7

Between: Toronto Community Housing Corporation Landlord

And

David Soundy Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict David Soundy (the 'Tenant') because:

- The Landlord has also applied for an order requiring the Tenant to compensate the Landlord for the damage; because 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

This application was heard by videoconference on June 8, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Jathusan Ratnakumaran. The Tenant was represented by Mathew Lamb.

At the hearing the parties consented to the following order:

It is agreed that:

1. The Tenant shall not cause substantial interference with the reasonable enjoyment of the residential complex by the Landlord or other tenants, including but not limited to noise disturbances.
2. The Tenant shall not engage in aggressive behaviour toward other residents or staff of the Landlord, including but not limited to yelling or swearing.
3. The Tenant acknowledges that they are responsible for the conduct of their invited guests while those guests are present in the residential complex.
4. The Landlord agrees to respond to the Tenant and assist the Tenant in removing unwanted visitors from the residential complex.

5. The Tenant shall notify Landlord staff in person of any unwanted visitors requiring assistance, as the Tenant does not have access to a telephone or the internet.
6. Before filing any application based on an alleged of this order, the Landlord shall provide at least 48 hours' written notice to Parkdale Community Legal Services.

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. The Tenant, any occupant of the rental unit, and any guest of the Tenant shall not invite or permit individuals to traffic illegal drugs in the residential complex, nor shall they possess illegal drugs for the purpose of trafficking in the residential complex.
3. The Tenant, any occupant of the rental unit, and any guest of the Tenant shall not leave or place garbage, syringes, or drug paraphernalia in the common areas of the residential complex.
4. The terms of this order shall remain in effect until June 7, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

June 12, 2026
Date Issued

Bryan Delorenzi
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.