



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-034640-24

In the matter of: 1304, 250 TWELFTH ST
Toronto ON M8V3Y8

Between: Toronto Seniors Housing Corp. acting as agent for Toronto Landlord
Community Housing Corp

And

Gary Erwin Lloyd Peters Tenant

Toronto Seniors Housing Corp. acting as agent for Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Erwin Lloyd Peters (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, 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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 11, 2026.

The Landlord's representative Jesse Audette and the Tenant's representative Max Trower attended the hearing.

At the hearing, the legal representatives of the parties consented to the following order. I was satisfied that the legal representatives had authorization and confirmed that the Landlord and the Tenant understood the consequences of their joint submissions.

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. On or before August 1, 2026, the Tenant shall restore the rental unit (inclusive of the kitchen, living space including sleep area, and washroom) to a reasonable state of cleanliness and safety (See Schedule A), which includes, but is not limited to:
 1. Reducing the amount of combustible materials and excessive clutter to a level 3 or lower on the clutter image rating scale;
 2. Clearing the pathways to all exits and windows in order to have a minimum clearance of 1 meter;
 3. Clearing the pathways of any obstructions from floor to ceiling;
 4. Stacked items are to be stacked securely, and they are not to be stacked higher than 1 meter;
 5. Clearing all exits and entry ways so that they are accessible and doors can open all the way;
 6. Ensuring that all rooms are kept in a reasonable state of cleanliness;
 7. Dispose of food waste and garbage in a timely manner; and
 8. No combustible items near or on the stove;
3. On or after August 1, 2026, the Landlord shall provide the Tenant with a 48-hour notice of entry, and the Landlord shall inspect the rental unit in order to assess compliance with paragraph 2 above.
4. From August 1, 2026, for a period of 24 months, the Tenant agrees to maintain the Unit in accordance with paragraph 2 above.
5. From August 1, 2026 to August 1, 2028, when Landlord serves the Tenant with a 48-hour notice of entry, the Tenant shall not deny, hinder or obstruct the Landlord's entry, and/or interfere with the Landlord in exercising their right to enter the rental unit.
6. After August 1, 2026, and for a period of 12 months from that date, the Tenant shall permit the Landlord to conduct monthly inspections in order to assess compliance with paragraphs 2 and 4 above.
7. After August 1, 2027, and for a period of 12 months from that date, the Tenant shall permit the Landlord to conduct inspections every 3 months in order to assess compliance with paragraphs 2 and 4 above.
8. The Tenant shall ensure that the Tenant, any occupants and/or guests will not create excessive noise disturbance in the residential complex;
9. The Tenant shall ensure that the Tenant, any occupants and/or guests will not be aggressive, threatening, or cause damages to the residential complex and/or Unit;
10. The Tenant will not invite or permit Mario Damian Sfetlos onto the residential complex or into his Unit;
11. If the Tenant fails to comply with the conditions set out in paragraphs 2, 4, 5, 8, 9 and 10 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.

12. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before August 1, 2026.

June 12, 2026
Date Issued

Julie Broderick
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.

SCHEDULE A
Clutter Image Rating Scale



International
OCD
Foundation

Hoarding Center
helpforhoarding.org

Clutter Image Rating

In our work on hoarding, we've found that people have very different ideas about what it means to have a cluttered home. For some, a small pile of things in the corner of an otherwise well-ordered room constitutes serious clutter. For others, only when the narrow pathways make it hard to get through a room does the clutter register. To make sure we get an accurate sense of a clutter problem, we created a series of pictures of rooms in various stages of clutter – from completely clutter-free to very severely cluttered. People can just pick out the picture in each sequence comes closest to the clutter in their own living room, kitchen, and bedroom. This requires

some degree of judgment because no two homes look exactly alike, and clutter can be higher in some parts of the room than others. Still, this rating works pretty well as a measure of clutter. In general, clutter that reaches the level of picture # 4 or higher impinges enough on people's lives that we would encourage them to get help for their hoarding problem. These pictures are published in our treatment manual (*Compulsive Hoarding and Acquiring: Therapist Guide*, Oxford University Press) and in our self-help book (*Buried in Treasures: Help for Compulsive Acquiring, Saving, and Hoarding*, Oxford University Press).

*Source: Steketee & Frost (2007). Compulsive Hoarding and Acquiring Therapist Guide. NY: Oxford University Press.
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Clutter Image Rating Scale: Kitchen

Please select the photo below that most accurately reflects the amount of clutter in your room

Clutter Image Rating Scale: Bedroom

Please select the photo below that most accurately reflects the amount of clutter in your room

Clutter Image Rating Scale: Living Room

Please select the photo below that most accurately reflects the amount of clutter in your room