



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015569-26

In the matter of: 509, 10415 YONGE ST
RICHMOND HILL ON L4C0Z3

Between: HOUSING YORK INC. REGIONAL MUNICIPALITY OF YORK Landlord

And

IVAN DUFF Tenant

HOUSING YORK INC. REGIONAL MUNICIPALITY OF YORK (the 'Landlord') applied for an order to terminate the tenancy and evict IVAN DUFF (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 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 10, 2026.

Suzanne Martinez appeared as agent for the Landlord. Leo Corsetti appeared as the Landlord's legal representative. Clinton Ampaire appeared as agent for the Tenant.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. For the twelve-month period from the date of the hearing:
 - a) The Tenant shall not permit, facilitate, provide access to or otherwise allow unknown, unauthorized or uninvited individuals into the residential complex. This includes through entrance doors, controlled access points or common areas.
 - b) The Tenant shall ensure that all his guests or visitors attending the residential complex refrain from interfering with the reasonable enjoyment of others. This includes but is not limited to lingering in or roaming around the building unattended or sleeping in the common areas.
 - c) The Tenant shall not store or place personal belongings, bicycles, garbage, furniture, bags, boxes, debris or other items in the hallway or common areas outside

Unit 509. The Tenant acknowledges that hallways and corridors are common areas and must remain clear and unobstructed.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Andrew Rowell
Hearings Officer, 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.