



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036927-26

In the matter of: 168, 175 CUMMER AVE
NORTH YORK ON M2M2E9

Between: Toronto Seniors Housing Corporation

Landlord

and

Scott Donnison

Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Donnison (the 'Tenant') 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.

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

The parties elected to participate in LTB-facilitated mediation through the Tribunals Ontario online dispute resolution (ODR) portal and were assisted by a Dispute Resolution/Hearing Officer. On June 8, 2026, the Landlord Representative, Adam Fraccaro, Paralegal, the Tenant and Joe Myers, the Tenant Legal Representative participated in an online conference call.

In mediation, the parties reached a mutually satisfactory settlement and agreed to a Consent Order, which resolves the Landlord's application. I was satisfied that the parties understood the terms of their consent as set out in the Order below. Specifically, I was satisfied that the Tenant understood the terms and consequences of his agreement and if he fails to comply, the Landlord may apply to the LTB for an eviction Order.

Agreed Facts:

1. The Tenant is in possession of the rental premises, and the tenancy will continue provided the Tenant satisfies the terms of this order as set out below.
2. Effective from June 8, 2026, and continuing for the duration of the tenancy, the Tenant, his guests, and/or occupants will not commit any illegal act, in the residential complex, including mischief of possession of another person's property.

On consent of the parties, it is ordered that:

The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:

- [1] The Tenant, and Tenant's guests and/or other occupants of the rental unit:
- a) are **not to interfere** with the Landlord or other Tenants reasonable enjoyment of the complex or interfere with the Landlord's interests within the residential complex.
 - b) must **not commit** any illegal acts within the residential complex, this includes but is not limited to:
 - i) Breach of Probation, contrary to the Criminal Code, section 733.1(1).
 - ii) Theft not exceeding \$5,000.00, contrary to the Criminal Code, section 334(b).
 - iii) Possession of property or thing obtained by crime, not exceeding \$5,000.00; contrary to the Criminal Code, section 354(1).
 - iv) Fraud not exceeding \$5,000.00, contrary to the Criminal Code, section 380(1)(b).
- [2] Section 78 applies to paragraph [1] a) above, for a period of 24 months.
- [3] For the duration of the tenancy, if the Tenant fails to comply with the conditions set out in paragraph [1] b) 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. The Landlord agrees to inform the Willowdale Community Legal Clinic of its intention by sending an email to intake@wcls.clcj.ca before filing an application under section 78.
- [4] The Tenant shall pay to the Landlord, \$186.00, for the cost of filing the application, on or before August 31, 2026.
- [5] In the event of non-payment of the application filing fee pursuant to paragraph [4] the outstanding balance to be paid by the Tenant shall become payable, together with simple interest, calculated from the day after the default. The balance owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the RTA.
- [6] Pursuant to the consent of the parties, the Landlord's application before the LTB is resolved.

June 18, 2026

DATE Issued

15 Grosvenor Street, Ground Floor,
Toronto, ON M7A 2G6

C. M. Landon, Hearing Officer,
Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll-free at 1-888-332-3234.