



Order under Section 21.2 of the Statutory Powers Procedures Act and Section 69 / 89 Residential Tenancies Act, 2006

File Number: LTB-L-013909-23-RV

In the matter of: 214, 1525 DUNDAS ST W
TORONTO ON M6K1T7

Between: Toronto Community Housing Corporation Landlord

And

Matthew John Doyle Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew John Doyle (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 someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

Toronto Community Housing Corporation (the 'Landlord') also applied for an order requiring Matthew John Doyle (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This original application was resolved by order LTB-L-013909-23, issued on August 09, 2024.

On August 12, 2024, the Tenant requested a review of the order, and that the order be stayed until the request to review the order is resolved. On August 13, 2024, interim order LTB-L-013909-23-RV-IN was issued, staying the original order issued on August 09, 2024.

The request to review was heard on October 30, 2024. As a result of that hearing, on November 08, 2024, interim order LTB-L-013909-23-RV-IN2 was issued granting the review, canceling LTB-L-013909-23-RV-IN issued on August 13, 2024, and ordering this file to be heard de novo.

This application was scheduled to be heard de novo by videoconference on June 16, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Jathusan Ratnakumaran, the Tenant's Representative Cathalyn Francis, and the Tenant were present.

The parties agreed that:

1. The Tenant will pay the Landlord \$16,719.73 for damages caused to the rental unit.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. The parties to this matter consent to the review.

On the consent of the parties, it is ordered that:

1. LTB-L-013909-23-RV-IN2 issued November 08, 2024, is canceled and replaced with the following terms:
 - a) Interim order LTB-L-013909-23-RV-IN issued August 13, 2024, is canceled.
 - b) Original order LTB-L-013909-23 issued on August 09, 2024, remains canceled.
 - c) The tenancy between the Landlord and the Tenant shall continue, and the Tenant shall adhere to the following terms:
 - d) The Tenant shall restore the rental unit (including the balcony) to a safe state of ordinary cleanliness on or before August 01, 2026. This includes, but is not limited to:
 - Removing all combustible items from near or on the stove;
 - Reducing the amount of combustible material/excessive clutter in the rental unit to a Level 3 or lower on the Clutter Image Rating Scale;
 - Clear pathways from all the doors and windows in the rental unit, with a minimum clearance width of at least 1-meter.
 - All pathways must be clear of obstructions from floor to ceiling;
 - Any stacked items must be stacked securely, and not stacked higher than 4-feet;
 - All doors and entryways must be accessible; and,
 - All rooms kept in an ordinary state of cleanliness.
 - e) After August 01, 2026, the Tenant shall maintain the unit in a state of safe, ordinary cleanliness for a period of 1-year, up to and including July 31, 2027.

- f) When served the proper notice of entry, The Tenant, other occupants of the rental unit, and the other guests invited into the residential complex, shall permit the Landlord to enter the rental unit, shall not deny access to the Landlord, nor otherwise impede the Landlord's entry, for a period of 1-year from the date of this order, up to and including June 18, 2027.
- g) If the Tenant fails to comply with the conditions set out in paragraphs 2d, 2e, and/or 2f 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.
- h) The Tenant shall pay to the Landlord \$16,719.73, which represents the reasonable costs of repairing the damage and/or replacing the damaged property.
- i) The Tenant shall pay the Landlord the amount set out in paragraph 2g in accordance with the following schedule:
 - \$50.00 on or before the 1st day of each month, in addition to the lawful rent, until the ordered amount is paid in full.
- j) If the Tenant fails to make any one of the payments in accordance with paragraph 2i, the outstanding balance of any damages to be paid by the Tenant to the Landlord pursuant to paragraph 2h of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.
- k) The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, on or before July 15, 2028.
- l) If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2028, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2028, in accordance with the *Courts of Justice Act* on the balance outstanding.

June 19, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.