



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

File Number: LTB-L-036512-26

In the matter of: 2, 11 SHOREHAM CRT
NORTH YORK ON M3N1T4

Between: Toronto Community Housing Corporation Landlord

And

Crystal Whetstone Tenant

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

- 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 application was scheduled to be heard by video conference on June 18, 2026. Jessica Fletcher attended on behalf of the Landlord and the Tenant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N7 notice of termination alleging that 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
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord incurred costs of \$186.00 for filing the application and has agreed to waive the filing fee.
- d. As of June 8, 2026, the tenant has removed the structure from the rental unit backyard. The Landlord is satisfied that the structure has been removed and no longer poses a safety concern.

- e. For the remainder of the tenancy, the Tenant agrees to refrain from building or erecting any wall or structure in the backyard including but not limited to any wall or structure that poses a potential safety risk.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - The Tenant shall refrain from building or erecting any wall or structure in the backyard including but not limited to any wall or structure that poses a potential safety risk.
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.

June 22, 2026
Date Issued

Helen Giannini
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.