



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036164-26

In the matter of: 423, 550 KINGSTON RD
TORONTO ON M4E3V6

Between: Neighbours Community Homes Landlord

And

Wade Pogue Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Wade Pogue (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on June 4, 2026.

The Tenant attended the hearing. Landlord's agent, Tat Wah Li, attended the hearing.

At the hearing the parties consented to the following order:

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 from June 4, 2026 to June 3, 2027:
 - a. The Tenant shall not dispose of garbage, inappropriate materials, or any other materials that may cause blockages into any toilet, sink, drain, or building drainage system.
 - b. The Tenant shall maintain the rental unit in a clean and safe condition and shall refrain from conduct that may cause flooding, plumbing blockages, fire hazards, or damage to the residential complex.
 - c. The Tenant shall not place combustible materials, excessive clutter, cardboard, or other unsafe items near the stove, heating sources, or other fire hazards within the rental unit.
 - d. The Tenant shall immediately report any plumbing issues, flooding, fire incidents, maintenance concerns, or safety hazards affecting the rental unit or residential complex to the Landlord or the Landlord's staff.

- e. The Tenant shall cooperate with maintenance staff, contractors, plumbers, fire services, and management where access to the rental unit is required for repairs, emergency purposes, or to address flooding, plumbing or fire safety concerns
 - f. The Tenant shall comply with all fire safety requirements applicable to the rental unit and residential complex.
- 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 also 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 23, 2026
Date Issued

Bryan Delorenzi
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.