



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036179-26

In the matter of: 506, 550 KINGSTON RD
TORONTO ON M4E3V6

Between: Neighbours Community Homes Landlord

And

Vernon Larlee Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Vernon Larlee (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.

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

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

At the hearing the parties consented to 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 engage in any physical violence, threats, intimidation, aggressive conduct, or confrontational behaviour toward any tenant, staff member, contractor, security personnel, or visitor within the residential complex.
 - b. The Tenant shall not possess, carry, display, or use any weapon or object as a weapon within the residential complex, including but not limited to bats, sticks, or any object used to threaten or cause harm to another person.
 - c. The Tenant shall refrain from provoking, escalating, or participating in verbal altercations with other tenants, including yelling, threatening gestures, intimidating body language, or encouraging physical confrontation.
 - d. The Tenant shall comply with reasonable directions provided by staff, security personnel, emergency responders, or management during incidents or conflict situations.

- e. The Tenant shall immediately disengage from conflict situations that arise and leave the area when directed to do so by staff or security personnel.
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 parties further agree that the Tenant will work cooperatively with staff regarding conflict resolution and the maintaining safety within the residential complex.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. 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 25, 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.