



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-082496-25-RV

In the matter of: 116, 415 WILLOWDALE AVE
NORTH YORK ON M2N5B4

Between: Toronto Community Housing Corporation

Landlord

And

Laura Wallace

Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Wallace (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-082496-25 issued on January 21, 2026. This application was heard by videoconference on January 14, 2026. Only the Landlord's legal representative, Katarzyna Deptuch, attended the hearing. As of 9:40am, the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On April 20, 2026, the Tenant filed a request to extend deadline and a request to review the order issued January 21, 2026 as the Tenant was not reasonably able to participate in the proceedings and that the order be stayed until the request to review the order is resolved.

On April 21, 2026 interim order LTB-L-082496-25-RV-IN was issued, staying the order issued on January 21, 2026 and directing the LTB to schedule a hearing of the Tenant's request to review.

This review hearing was heard by videoconference on June 18, 2026. The Landlord's legal representative Navya Menon, the Tenant and the Tenant's legal representative Rebecca Ward attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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.

It is ordered on consent that:

1. The request to review order LTB-L-082496-25 issued January 21, 2026 is granted.
2. Order LTB-L-082496-25 issued January 21, 2026, is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant continues if, for the period starting June 18, 2026, and continuing to June 17, 2029 (36 months), the Tenant meets the conditions set out below.
4. The Tenant's dogs will be secured on a leash or lead line when they are in the backyard.
5. The Tenant's dogs will be crated when TCHC staff are conducting inspections of the rental unit.
6. The Tenant's dogs must be on leash and muzzled at all times in the common areas of the residential complex.
7. If the Tenant fails to comply with the conditions set out in paragraph 4, 5, or 6 of this order and the failure to comply results in the serious impairment of the safety of any person, 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.
8. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before August 15, 2026.
9. If the Tenant fails to make payment in accordance with paragraph 8 of this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 8 shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

June 24, 2026
Date Issued

Diego Fernandez-Stoll
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.