



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018857-26

In the matter of: 513, 4205 LAWRENCE AVE E
SCARBOROUGH ON M1E4S6

Between: Toronto Community Housing Corporation Landlord

And

Montana Tibando Tenant

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

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 heard by videoconference on June 22, 2026.

The Landlord's Legal Representative, Navya Menon, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

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.
2. The Tenant shall not commit any illegal act within the residential complex, including but limited to assault or attempting to assault others in the residential complex, as alleged in the N6 notice of termination.
3. The Tenant shall not seriously impair the safety of any other tenants in the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

5. The Landlord will only seek the reimbursement of the cost of filing this application in the amount of \$186.00 in the event of a breach pursuant to section 78 and the filing of an L4 application.

June 25, 2026

Date Issued

Allana McComb

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.