



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018880-26

In the matter of: 1505, 4301 KINGSTON RD
SCARBOROUGH ON M1E2N1

Between: Toronto Community Housing Corporation Landlord

And

Jason Graham Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Graham (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, attempt, or threaten to commit any illegal act in the residential complex, including but not limited to assault, uttering threats, robbery or theft, mischief, or intentional interference with another person's property.
3. The Tenant shall ensure that no guest or occupant of theirs commits any illegal act.
4. The Tenant shall not engage in any conduct that seriously impairs the safety of another person in the residential complex.

5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 and 4 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.
6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before October 31, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026 at 4.00% annually on the balance outstanding.

June 26, 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.