



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** TSL-14454-20

**In the matter of:** 223, 80 DANFORTH AVENUE  
TORONTO ON M4K3Y5

**Between:** Toronto Community Housing Corp

**and**

Anthony Brown

I hereby certify this is a  
true copy of an Order dated

**JUL 20 2022**

Landlord and Tenant Board

Landlord

Tenant

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Brown (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 because he substantially interfered with the Landlord's or another tenant's reasonable enjoyment or other lawful right, privilege or interest. The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 28, 2020.

The Tenant attended the hearing and was accompanied by his Case Worker, Anum Tahir. The Landlords were represented by Rachel Gibbons and Catherine Delgado. An agent of the Landlord, Michael Bezoff, attended the hearing.

At the hearing, the parties consented to the following order.

**On consent of the parties, it is ordered that:**

1. The Tenant is not to substantially interfere with the reasonable enjoyment of the residential complex by the Landlord or other tenants by, among other things, playing loud music, screaming, and shouting, being aggressive or abusive towards other tenants or the Landlord's staff.
2. The Tenant is not to engage in illegal acts.
3. The Tenant is not to seriously impair the safety of others in the residential complex and specifically, the Tenant must clear the balcony of the rental unit from all combustible or hazardous items.
4. The balcony must be free of clutter and acceptable. This must be done by no later than August 15, 2022. The Tenant must maintain the balcony in a state that is conducive to its intended use for the duration of the tenancy.

5. The Tenant must return the rental unit to an ordinary state of cleanliness and organization by no later than August 15, 2022, and to maintain it that way for the duration of the tenancy.
6. The Tenant must cooperate with the Landlord with respect to unit inspections, repairs, renovations, or treatment as deemed necessary by the Landlord and shall not deny entry if served with a lawful notice of entry or if there is an emergency.
7. These terms will be subject to section 78 of the *Residential Tenancies Act*, 2006. The Landlord agrees to notify the Tenant's Case Worker, Anum Tahir, by email at [atahir@fredvictor.org](mailto:atahir@fredvictor.org) prior to filing a breach application with the Board. The Landlord must make the application within 30 days of a breach of a condition set out in the paragraphs above.
8. The Tenant is responsible for paying the Landlord's filing fee of \$186.00. This will be paid in installments of \$25.00 per month until payment is made in full commencing August 1, 2022.

**July 20, 2022**  
**Date Issued**



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**Emile Ramlochan**  
Member, Landlord and Tenant Board

Toronto South-RO  
15 Grosvenor Street, 1st 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.