



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-16908-20

In the matter of: 702, 31 ST. DENNIS DRIVE
TORONTO ON M3C1G8

Between: Starlight Canadian Residential Growth Fund Landlord
and
Gerard Drummond Tenant

Starlight Canadian Residential Growth Fund (the 'Landlord') applied for an order to terminate the tenancy and evict Gerard Drummond (the 'Tenant') because

- a) 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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard via video/teleconference on June 1, 2021.

Only the Landlord's Legal Representative Jeff Shabes attended the hearing.

Determinations:

1. The Landlord's Legal Representative advised that the Tenant is still in possession of the rental unit and since the filing of the Landlord's application there has not been any subsequent incidents or disturbances that gave rise to the notice given.
2. The Landlord is therefore no longer seeking to end the tenancy and evict the Tenant and requests an amendment to the application for a 12-month conditional order with a section 78 provision in the event there be any further incidents or disturbances that would seriously impair the safety of any persons in the residential complex.

It is ordered that:

1. Commencing June 1, 2021 and for a period of twelve (12) months, in order to retain his tenancy,
 - a) the Tenant and/or any guests of the Tenant will not seriously impair the safety of another person in the residential complex;
 - b) the Tenant and/or any guests of the Tenant shall ensure they maintain complete care and control of their dog(s) and to have the dog(s) leashed at all times during the exiting and entering of the rental unit and in all common areas of the residential complex.

2. If the Tenant does not comply with the conditions set out in paragraph 1 above, then the Landlord may, without further notice to the Tenant, 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 clearly defined breach of the conditions set out in this order.
3. The Tenant agrees to pay to the Landlord the \$186.00 costs of the landlord's application filing fee on or before June 30, 2021.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2021, he will start to owe interest. This will be simple interest calculated from July 1, 2021 at 2.00% annually on the balance outstanding.
5. If the Tenant does not pay the Landlord the full amount owing* on or before June 30, 2021, the Landlord has the right, at any time to collect from the Tenant the full amount owing or any balance outstanding under this order.

2021 CanLII 101374 (ON LTB)

June 23, 2021

Date Issued

Randy Aulbrook

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.