



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-104911-25

In the matter of: 512, 2835 LAKE SHORE BLVD W
Toronto ON M8V3V8

Between: Toronto Seniors Housing Corp. acting as Landlord
agent for Toronto Community Housing Corp

And

Wilfried Wall Tenant

Toronto Seniors Housing Corp. acting as agent for Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Wilfried Wall (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 24, 2025 with respect to application LTB-L-093234-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition(s) specified in the order:
 - i. **The Tenant engaged in conduct which substantially interfered with the enjoyment of other residents in the residential premises.**
 - ii. **On November 13, 14, 15, 17 and 18, 2025, the Landlord received multiple noise complaints alleging the Tenant created a disturbance by banging on the door of neighbouring Tenants. After further investigation, the Landlord learned that the Tenant also exhibited threatening and harassing behaviour by shaking his fists toward a resident of the complex.**
 - iii. **On November 18, 2025, the Landlord served the Tenant with a formal notice to refrain from harassing behaviour and causing a disturbance.**

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$1,523.20 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$1,223.20 and that amount is included in this order. This order replaces order LTB-L-093234-24.

It is ordered that:

1. Order LTB-L-093234-24 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 16, 2026.
3. If the unit is not vacated on or before January 16, 2026, then starting January 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 17, 2026.
5. The Tenant shall pay to the Landlord \$1,223.20. This amount represents the unpaid compensation for damage the costs related to the application fee for the previous application.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 16, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from January 17, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until January 15, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by January 15, 2026, the order will be stayed and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 17, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

* Refer to the attached Summary of Calculations.

Summary of Calculations

Amount the Tenant must pay the Landlord:

Reason for amount owing		Amount
Amount of compensation for damages owing from previous order		\$1,223.20
Total the Tenant must pay the Landlord:		\$1,223.20