



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

File Number: LTB-L-106050-25

In the matter of: 110, 14 Mill Street West
Milverton ON N0K1M0

Between: Perth and Stratford Housing Corporation Landlord

And

Marica Saric Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Marica Saric (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB with respect to application LTB-L-051058-25.

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 conditions in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions specified in the order:

The Tenant has failed to comply with the conditions set out in paragraph 2 of the Landlord and Tenant Board Order, which required the unit to be returned to a state of ordinary cleanliness and free of excessive clutter on or before December 15, 2025. Specifically:

- **Condition (a):** Pathways were not clear of obstructions. Photos show walkways blocked by boxes, bags, and other items.
- **Condition (b):** Pet feces and urine were not removed or properly disposed of.
- **Condition (c):** Garbage bags, boxes, and debris remain in the unit, impeding entry and egress.
- **Condition (d):** Items are stored near and around the stove, creating a fire hazard.

None of these conditions was met by the deadline when unit was inspected and pictures taken on December 15, 2025.

It is ordered that:

1. Order LTB-L-051058-25 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 17, 2026.
3. If the unit is not vacated on or before January 17, 2026, then starting January 18, 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 18, 2026.

January 6, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until January 16, 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 16, 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 18, 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.