



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

File Number: LTB-L-105661-25

In the matter of: 222, 291 GEORGE ST
TORONTO ON M5A2N2

Between: Toronto Community Housing Corporation Landlord

And

Joseph Taylor Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Taylor (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 9, 2025 with respect to application LTB-L-017128-25.

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 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 conditions in paragraph 2 as specified in the October 9, 2025 consent order:

The Tenant must restore the rental unit (including the balcony) to a safe, clean and reasonable living condition by December 1, 2025, including but not limited to:

- a) No combustible items near or on the stove;
- b) Reduce the amount of combustible material/excessive clutter in the unit to an ordinary state of cleanliness (e.g. rooms can be used for their intended purpose);
- c) Clear 1 meter pathways to all the doors and windows;
- d) All the pathways must be clear of any obstructions from the floor to the ceiling to provide a safe pathways for emergency responders;
- e) Stacked items are stacked securely and are not stacked higher than approximately 4 feet;

f) All the doors and entranceways to the unit must be clear and accessible – e.g. all unit doors are able to open all the way; and

g) All rooms kept in a reasonable state of cleanliness.

On December 3, 2025, staff for the Landlord conducted an inspection of the Tenant's unit. Photos taken during the inspection showed the following:

a. The smoke detector is missing;

b. The front hallway pathways are obstructed with miscellaneous items;

c. In the main room, various items are scattered on the floor, including but not limited to clothing, CD holder, pop bottle, and other miscellaneous items. Pathways to the window are obstructed with cluttered items throughout the room;

d. In the kitchen, various items are scattered on the floor of the kitchen and in front of the stove; and

e. In the bathroom, an e-bike and portable washer block access to the toilet and shower.

It is ordered that:

1. 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.
2. 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.
3. 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

Kimberly Parish

Vice Chair, 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.