



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

File Number: LTB-L-108176-25

In the matter of: 13, 189 VAUGHAN RD
YORK ON M6C2M4

Between: 189 Vaughan Inc. Landlord

And

Amber Lewis-Rowe Tenant

189 Vaughan Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Lewis-Rowe (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 31, 2025, with respect to application LTB-L-003424-25-SA.

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 specified in the order: On December 22, 2025, the Landlord conducted an inspection of the unit and discovered the following breaches:
 - a. The Tenant failed to bring and maintain the unit to a level four or lower on the clutter image scale.
 - b. The Tenant failed to not keep combustible items on the stove top, or within a 3-foot radius of the stove top.
 - c. The Tenant failed to ensure that any items maintained on the countertop are neat, and not stocked up in piles.
 - d. The Tenant failed to cease storing items in the hallway of the residential complex.

It is ordered that:

1. Order LTB-L-003424-25-SA 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 20, 2026.

3. If the unit is not vacated on or before January 20, 2026, then starting January 21, 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 21, 2026.

January 9, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until January 19, 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 19, 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 21, 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.