



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

File Number: LTB-L-106702-25

In the matter of: 102, 230 AMELIA ST W  
THUNDER BAY ON P7E6H2

Between: TBDSSAB Housing Programs Landlord

And

Rene Longpre Tenant

TBDSSAB Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict Rene Longpre (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 November 26, 2025, with respect to application LTB-L-082435-25.

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 condition specified in the order: **The Tenant failed to limit the total number of guests in his unit each day (24-hour period) to 12, excluding the Tenants personal support workers.**
  - a. November 19, 2025, the Tenant had 38 individual guests in the residential complex. This number does not include any of the tenant's personal support workers.
  - b. November 21, 2025, the Tenant had 33 individual guests in the residential complex. This number does not include any of the tenant's personal support workers.
  - c. November 22, 2025, the Tenant had 30 individual guests in the residential complex. This number does not include any of the tenant's personal support workers.
3. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$4.77. This amount is calculated as follows: \$145.00 x 12, divided by 365 days.

**It is ordered that:**

1. Order LTB-L-082435-25 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 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.
5. The Tenant shall pay to the Landlord \$4.77 per day for compensation for the use of the unit starting January 10, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 20, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from January 21, 2026, at 4.00% annually on the balance outstanding.

**January 9, 2026**

**Date Issued**

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James McMaster

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.

\* Refer to the attached Summary of Calculations.

**Summary of Calculation****Amount the Tenant must pay the Landlord:**

| <b>Reason for amount owing</b>                                                      | <b>Period</b> | <b>Amount</b>                                               |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------|
| Amount of compensation for damages owing from previous order                        |               | \$0.00                                                      |
| Plus, daily compensation owing for each day of occupation starting January 10, 2026 |               | \$4.77 (per day)                                            |
| <b>Total the Tenant must pay the Landlord:</b>                                      |               | <b>\$0.00 +\$4.77 per day<br/>starting January 10, 2026</b> |