



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

File Number: LTB-L-106990-25

In the matter of: 402, 2223 EGLINTON AVE E
SCARBOROUGH ON M1K2N7

Between: Merkur Properties Landlord

And

Carissa Papp Tenant

Merkur Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Carissa Papp (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 6, 2025 with respect to application LTB-L-051797-25.

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 refrain from harassing other tenants in the residential complex. The Tenant was identified as the person of interest in a video that was recorder on December 4, 2025 at 6:20 PM by another tenant. In this recording the identified Tenant can be heard clearly harassing the recording tenant for no apparent reason and using fowl and profane language in the process. This is a breach of the consent order that had been reached between the parties.

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 18, 2026.
2. If the unit is not vacated on or before January 18, 2026, then starting January 19, 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 19, 2026.

January 7, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until January 17, 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 17, 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 19, 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.