



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

File Number: LTB-L-000177-26

In the matter of: B, 122 NORTH PARK ST
BELLEVILLE ON K8P2Y5

Between: Hastings Local Housing Corporation Landlord

And

Jennifer Polley Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Polley (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 6, 2024 with respect to application LTB-L-071206-22.

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 as outlined in paragraphs 2 to 5 in the November 6, 2024 consent order:

"2. On or before November 15, 2024, the Tenant must bring the basement of the rental unit to a state of ordinary cleanliness free of animal waste, cat litter, and other garbage.

3. On or before November 15, 2024, the Tenant must ensure that the basement of the rental unit is free of clutter such that technicians can have a clear path to access the furnace.

4. On or before January 28, 2025, the Tenant must bring the entire rental unit (including the back porch) to a state of ordinary cleanliness free of animal waste and garbage.

5. On or before January 28, 2025, the Tenant must clear an unobstructed path for access and egress to the rental unit."

On December 31, 2025, the Landlord conducted an inspection of the Tenant's unit. Photos taken in the course of the inspection showed the following:

- a. Pathways were obstructed with clutter and miscellaneous items;**
- b. The Landlord indicated the overwhelming smell of cat urine upon entering the rental unit;**
- c. Puddles of cat urine located in the living room, kitchen and by the furnace in the basement; and**
- d. Several cat litter boxes filled with waste that had not been cleaned out. Cat feces were found beside the litter boxes and scattered throughout the rental unit.**

It is ordered that:

1. Order LTB-L-071206-22 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 23, 2026.
3. If the unit is not vacated on or before January 23, 2026, then starting January 24, 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 24, 2026.

January 12, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until January 22, 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 22, 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 24, 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.