



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

File Number: LTB-L-002717-26

In the matter of: 308, 285 SHUTER ST
TORONTO ON M5A1W5

Between: Toronto Community Housing Corporation Landlord

And

Jan 19, 2026

Lacey Kelsey Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lacey Kelsey (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 23, 2024 with respect to application LTB-L-035897-22-RV.

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:

The Tenant left their items in the common areas of the residential complex. *On December 30, 2025, Staff for the Landlord were on the third floor and observed a scooter and drug paraphernalia outside the Tenant's Unit door. Staff also observed that the Tenant had changed the lock to their Unit.*

The Tenant also willingly and negligently caused damage to the residential complex. *On January 5, 2026, Staff for the Landlord attended the Tenant's Unit and observed damage to the bathroom sink, a clogged toilet filled with dark liquid with a condom floating in the toilet, and the bathtub full of water with items floating in the tub. The bathroom sink was pulled off the wall and resting on the floor.*

3. Pictures were taken of both of these and included in the Landlord's L4 application.

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 30, 2026.
2. If the unit is not vacated on or before January 30, 2026, then starting January 31, 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 31, 2026.

January 19, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until January 29, 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 29, 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 31, 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.