



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

File Number: LTB-L-004067-26

In the matter of: 216, 527 CARLTON ST
ST CATHARINES ON L2M0C3

Between: Niagara Regional Housing Landlord

And

Clara Lawrence Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Clara Lawrence (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 18, 2025, with respect to application LTB-L-033351-25.

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(s) specified in the order:
 - i. **The Tenant and/or guest(s) engaged in conduct which substantially interfered with the enjoyment of other residents in the residential premises.**
 - ii. **On January 10, 2026, several individuals were observed entering and exiting the Tenant's unit. At approximately 10:20 p.m., loud banging, yelling, and doors slamming were heard coming from the Tenant's rental unit.**
 - iii. **On January 12, 2026, an individual attended the rental unit and observed a guest smoking from a bong. At approximately 4:35 p.m., screaming and banging, were heard coming from the Tenant's unit, where a male was overheard pleading for someone to stop beating him up. Subsequently, the male guest left the unit wrapped in a blanket that appeared to have blood on it. The guest asked other residents for assistance and police were then called.(This information is based on the Landlord's declaration that was included in the L4 application.)**

It is ordered that:

1. Order LTB-L-033351-25 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 31, 2026.
3. If the unit is not vacated on or before January 31, 2026, then starting February 1, 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 February 1, 2026.

January 20, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until January 30, 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 30, 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 August 1, 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.