



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

File Number: LTB-L-107965-25

In the matter of: 11, 175 St. David St.
Mitchell ON N0K1N0

Between: Perth and Stratford Housing Corporation Landlord

And

Melanie Schaffel Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Schaffel (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 August 15, 2025, with respect to application LTB-L-043089-25.

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 conditions specified in the order:

The Tenant failed to refrain from removing or tampering with any fire detection or alarm systems or devices in the rental unit or at the residential complex.

The Tenant failed to immediately report to the maintenance team any issues with pests and maintenance.

On January 14, 2026, the Landlord attended the rental unit for the purpose of inspection and found the following:

- 1) The Tenant removed the cages placed over the smoke detector. The Landlord produced a photograph to support this; and
- 2) The Tenant tampered with the electrical panel which could interfere with the power supply to the detectors. The Landlord produced a photograph to support this.

During the January 14, 2026 inspection of the rental unit, the Landlord also observed the following maintenance issues and produced photographs to support what was observed during the inspection:

- Various holes in wall;
 - Cockroaches Holes/ damage behind cage around fire annunciator;
 - Door damaged;
 - Wires protruding from wall, covered with garbage bags upon arrival;
 - Broken front and side window;
 - Missing receptacle covers/ damaged receptacles;
 - Broken bathroom sink;
 - Broken bathroom fan;
 - Missing cage from smoke detector;
 - Broken switch on electrical panel; and
 - Missing heat thermostat and conduit
3. A Fire Inspection Order was issued on January 14, 2026 by West Perth Fire Department which requires the Landlord by February 20, 2026 to replace all electrical receptacles in the rental unit, repair the exposed wires in the rental unit, and consult with an electrician to have the breaker repaired as it has been tampered with.
4. 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 \$24.92. This amount is calculated as follows: \$758.00 x 12, divided by 365 days.

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 February 6, 2026.
2. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 2026.
4. The Tenant shall pay to the Landlord \$24.92 per day for compensation for the use of the unit starting January 27, 2026 to the date the Tenant moves out of the unit.

January 26, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until February 5, 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 February 5, 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 7, 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.