



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

File Number: LTB-L-006595-26

In the matter of: 618, 3330 DANFORTH AVE
SCARBOROUGH ON M1L4P9

Between: Toronto Seniors Housing Corporation Landlord

And

Avadis Salibian Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Avadis Salibian (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 13, 2024, with respect to application LTB-L-004154-24.

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:
 - a) **On January 22, 2026 the unit was attended by a pest control technician who stated the unit was unable to be treated due to the conditions in the unit. This in its self is a breach of the agreement.**
 - b) **On the same date the Landlord also attended the unit for an inspection. The unit was to be kept at or about a level 4 on the clutter scale. When last inspected in August of 2025 it was found to be about a level 6. At the latest inspection it is now at a level 7 to 8 meaning the conditions in the unit have deteriorated not improved. Pictures of the unit were also included in the Landlord's L4 application.**
 - c) **Therefore, the Tenant failed to keep the unit in a state of ordinary cleanliness that is safe, clean, and reasonable.**

It is ordered that:

1. Order LTB-L-004154-24 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 February 7, 2026.
3. If the unit is not vacated on or before February 7, 2026, then starting February 8, 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 8, 2026.

January 27, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until February 6, 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 6, 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 8, 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.

