



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

File Number: LTB-L-006581-26

In the matter of: 8333, 224 SPADINA AVE
TORONTO ON M5T0E4

Between: Homes First Society Landlord

And

Hopeton Whitley Tenant

Homes First Society and Homes First Society (the 'Landlord') applied for an order to terminate the tenancy and evict Hopeton Whitley (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 19, 2025 with respect to application LTB-L-033575-25.

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 damaged the rental unit.

The Tenant made threats towards other people in the rental complex.

The Tenant allowed unauthorized access of non-residents to the building through stairwells.

The Tenant also failed to refrain from activating the fire alarm system in the complex when there was no emergency present.

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 10, 2026.

2. If the unit is not vacated on or before February 10, 2026, then starting February 11, 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 11, 2026.

January 30, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until February 9, 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 9, 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 11, 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.