



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

File Number: LTB-L-005946-26

In the matter of: 1105, 241 SIMCOE ST
LONDON ON N6B3L4

Between: London and Middlesex Community Housing Landlord

And

Sean Farr Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Farr (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 December 6, 2024 with respect to application LTB-L-032949-23.

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 bring the rental unit to a reasonable state of cleanliness. This was based on an inspection done by the Landlord on Jan 22, 2026. At that time it was also noted that the Tenant had tampered with the fire safety device within his unit. Pictures were also provided with the L4 application made by the Landlord.

The Tenant was witnessed dumping garbage illegally on the 11th floor by security camera.

These items all are seen as breaches of the order.

3. 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 \$3.78. This amount is calculated as follows: \$115.00 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 13, 2026.
2. If the unit is not vacated on or before February 13, 2026, then starting February 14, 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 14, 2026.

February 2, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until February 12, 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 12, 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 14, 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.