



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

File Number: LTB-L-009595-26

In the matter of: 107, 14 SPADINA RD
TORONTO ON M5R3M4

Between: Wigwamen Incorporated Landlord

And

Jan Paquette Tenant

Wigwamen Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict Jan Paquette (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 May 8, 2025 with respect to application LTB-L-026908-22.

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 specified in the order:

By January 5, 2026, the Tenant failed to restore the rental unit, including the balcony, to a state of ordinary cleanliness in accordance with the Ontario Fire Code regulations.

Upon the Landlord serving the Tenant with a valid Notice of Entry, the Landlord conducted an inspection of the rental unit on January 6, 2026 and observed the following:

- Excessive clutter obstructing living areas and walkways;
- Unsanitary conditions in the kitchen including dirty dishes, food containers, and food debris on surfaces;
- Bathroom areas containing garbage, stacked materials, and unsanitary conditions;
- Bedroom and living areas containing excess piles of clothing, bags, furniture, and debris;
- Conditions consistent with hoarding behaviour and fire safety concerns; and

- **Evidence of rodent activity in the rental unit, including mouse droppings on surfaces and flooring.**

The Landlord served the Tenant with a valid Notice of Entry and on January 30, 2026, the Landlord conducted a follow-up inspection of the rental unit. The Landlord observed that the rental unit remained in the same condition and did not meet ordinary cleanliness standards and continued to present safety and sanitation concerns.

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 \$8.88. This amount is calculated as follows: \$270.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-026908-22 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 17, 2026.
3. If the unit is not vacated on or before February 17, 2026, then starting February 18, 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 18, 2026.
5. The Tenant shall pay to the Landlord \$8.88 per day for compensation for the use of the unit starting February 7, 2026 to the date the Tenant moves out of the unit.

February 6, 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 16, 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 16, 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 18, 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.