



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

File Number: LTB-L-010225-26

In the matter of: 705, 120 TOWN HAVEN PL
SCARBOROUGH ON M1K5H6

Between: Toronto Seniors Housing Corporation Landlord

And

Lorraine Palmer Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lorraine Palmer (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-L-079636-25.

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 condition specified in the order:

Upon the Landlord serving the Tenant with proper notice, the Tenant failed to allow the Landlord access to the rental unit and the Tenant failed to comply with the Landlord's pest control treatments and ensure the rental unit is properly prepared for pest control treatment.

On or about February 3rd 2026, the Landlord's Pest Control Technician and Building Superintendent attended the Rental Unit per the Notice of Entry issued on or about January 30th 2026. Upon conducting a door knock that went unanswered, the Building Superintendent proceeded to unlock the door to the Rental Unit to permit access to the Pest Control Technician. Upon attempting to open the door to the Rental Unit, the Superintendent was met with a chain lock preventing access to the Rental Unit. The Superintendent looked through the opening of the door and observed an unknown guest of the Tenant sleeping in the living area, and a copy of the issued Notice of Entry on the table. The rental unit did not appear to be prepared for pest control treatment and access to the rental unit could not be achieved. Due to safety precautions, the Superintendent did not wish to wake the unknown guest.

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 20, 2026.
2. If the unit is not vacated on or before February 20, 2026, then starting February 21, 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 21, 2026.

February 9, 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 19, 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 19, 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 21, 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.