



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

**File Number:** LTB-L-011586-26

**In the matter of:** 308, 241 SIMCOE ST  
LONDON ON N6B3L4

**Between:** London and Middlesex Community Housing Landlord

**And**

Johnathan Cadotte Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan Cadotte (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 23, 2025 with respect to application LTB-L-005347-25-SA.

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:

**On January 26, 2026, the Tenant left garbage outside the garbage room door.**

**On January 29, 2026, at approximately 02:06 hours the Tenant was observed on CCTV exiting his unit depositing a bag of garbage on the floor in front of the garbage chute door and returning to his unit.**

**On January 30, 2026, at approximately 05:55 hours the Tenant per CCTV footage, is seen opening his unit door and leaving a bag of garbage outside his door.**

**On February 4, 2026, during an inspection of the Tenant's rental unit the Landlord observed clear evidence of tampering with life safety systems and electrical components within the unit.**

**On the same date, burn marks observed throughout the tile flooring indicate that cigarettes and or other smoking paraphernalia were not being ashed into proper receptacles or disposed of safely.**

**The outlined describe a breach of paragraphs 12 through 14 of Order LTB L- 005347-25-SA.**

**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 21, 2026.
2. If the unit is not vacated on or before February 21, 2026, then starting February 22, 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 22, 2026.

**February 10, 2026**  
**Date Issued**

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Alicia Johnson  
Member, Landlord and Tenant Board

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

The Tenant has until February 20, 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 20, 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 22, 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.