



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

File Number: LTB-L-010820-26

In the matter of: 140, 3680 Keele St
North York ON M3J1M2

Between: Toronto Community Housing Corporation Landlord

And

Shannon Pickford Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Pickford (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 September 29, 2025, with respect to application LTB-L-046072-25.

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:

The Tenant failed to refrain from causing any further damage to the rental unit. This was based on a site inspection by the Landlord on February 3, 2026 where more damage to the unit was found. The Tenant has also failed to bring/maintain the rental unit to a reasonable state of cleanliness and in addition, the Tenant failed to pay to the Landlord \$100.00 towards the cost of damages on or before February 1, 2026.

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$2,648.35 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$2,648.35 and that amount is included in this order. This order replaces order LTB-L-046072-25.

5. 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 \$4.57. This amount is calculated as follows: $\$139.00 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-046072-25 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 24, 2026.
3. If the unit is not vacated on or before February 24, 2026, then starting February 25, 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 25, 2026.
5. The Tenant shall pay to the Landlord \$2,648.35. This amount represents the unpaid compensation for damage.
6. The Tenant shall also pay to the Landlord \$4.57 per day for compensation for the use of the unit starting February 14, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 24, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from February 25, 2026, at 4.00% annually on the balance outstanding.

February 13, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until February 23, 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 23, 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 25, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$2,648.35
Plus daily compensation owing for each day of occupation starting February 14, 2026		\$4.57 (per day)
Total the Tenant must pay the Landlord:		\$2,648.35 + \$4.57 per day starting February 14, 2026