



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

File Number: LTB-L-011705-26

In the matter of: 611, 4175 LAWRENCE AVE E
SCARBOROUGH ON M1E4T7

Between: TORONTO COMMUNITY HOUSING CORP. Landlord

And

STEPHEN LUCAS JEACOCK Tenant

TORONTO COMMUNITY HOUSING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHEN LUCAS JEACOCK (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 18, 2025 with respect to application LTB-L-080031-23.

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. The Landlord claims in the Declaration in support of the L4 application that the Tenant breached the prior order LTB-L-080031-23 as follows. The Landlord claims that the Tenant's committed illegal acts within in the rental unit. The Landlord claims that on January 8, 2026, guests of the Tenant attended the rental unit located at unit 611 and became involved in a verbal dispute that escalated into a physical assault within the unit. The Landlord further submits that the incident was reported to Toronto Community Housing Corporation Special Constables and the Toronto Police Service, and that the guest involved was subsequently arrested and charged with assault. The Landlord provided the police occurrence report to the Board.
3. The prior order LTB-L-080031-23 notes the following: Starting July 18, 2025, until July 14, 2027, the Tenant shall not commit, or allow his guests to commit, any illegal acts in the rental unit or the residential complex.
4. Subsection 78(1)2 i of the Act stipulates that a landlord may, without notice to the tenant, apply to the LTB for an order terminating the tenancy or evicting the tenant if an order was made with respect to the previous application which imposed conditions on the tenant that,

if not met by the tenant, would give rise to the same grounds for terminating the tenancy as were claimed in the previous application.

5. The prior order LTB-L-080031-23 is based on an L2 application filed by the Landlord which relies upon an N6 notice of termination ('N6 Notice') and N7 notice of termination ('N7 Notice'). The N6 Notice and N7 Notice references an event that occurred on the date of January 31, 2025, which relate to the Tenant being in possession of illegal substances.
6. Therefore, the Tenant's guest alleged assault is not a condition that gives rise to the same grounds for terminating the tenancy as claimed in the prior L2 application based on the N6 Notice or N7 Notice.
7. Therefore, the LTB has no jurisdiction to grant the Landlord's L4 application as the behaviour that the Landlord claims is a breach of the prior order LTB-L-080031-23 is a different ground from what is claimed in the prior application.

It is ordered that:

1. The Landlord's L4 application is dismissed.

February 11, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.