



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

File Number: LTB-L-013021-26

In the matter of: 104, 10 Hill Heights Rd
Etobicoke ON M8Y1Z1

Between: Crown Hill Apartments Ltd. Landlord

And

Sharon Dore Tenant

Crown Hill Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Sharon Dore (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 19, 2025, with respect to application LTB-L-058675-25.

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 conditions specified in the order:

The Tenant failed to ensure that the rental unit is maintained in a standard of ordinary cleanliness and in a compliance with safety regulations. The Tenant also failed to maintain a means of egress throughout the rental unit.

On February 4, 2026 at 12:00 pm, the Landlord inspected the rental unit and found excessive clutter, personal belongings, cardboard boxes covering most of the floor space throughout the rental unit, leaving little to no egress throughout the rental unit. The dining room was inaccessible, the kitchen counter and stove were covered with items, the hallway was obstructed by numerous items, the bedroom and second bedroom were obstructed by numerous items, and the bathroom requires cleaning and the garbage to be removed.

3. This order replaces order LTB-L-058675-25.
4. The Landlord collected a rent deposit of \$1,103.93 from the Tenant and this deposit is still being held by the Landlord.

5. Interest on the rent deposit is owing to the Tenant for the period from June 20, 2024, to February 17, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
7. 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 \$36.29. This amount is calculated as follows: \$1,103.93 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-058675-25 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 28, 2026.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit totals \$1,146.96*.
6. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$36.29 per day for compensation for the use of the unit starting February 18, 2026, to the date the Tenant moves out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

February 17, 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 27, 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 27, 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 September 1, 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
Less the rent deposit:		-\$1,103.93
Less the interest owing on the rent deposit	June 20, 2024 to February 17, 2026	-\$43.03
Plus daily compensation owing for each day of occupation starting February 18, 2026		\$36.29 (per day)
Total the Tenant must pay the Landlord:		- \$1,146.96 + \$36.29 per day starting February 18, 2026