



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

File Number: LTB-L-013413-26

In the matter of: 206, 111 Kendleton Dr
Etobicoke ON M9V1V2

Between: Toronto Community Housing Corporation Landlord

And

Luther Pippy Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Luther Pippy (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 26, 2024, with respect to application LTB-L-048450-23.

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. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to refrain from interfering with the reasonable enjoyment of the Landlord staff, including onsite city supportive housing staff, as well as visitors and other tenants in the residential complex, including but not limited to, yelling, swearing, threatening, and harassing, for the duration of 2 years, up to and including July 26, 2026.

On February 6, 2025, the Landlord's security was contacted by a personal support worker who was hiding in the office because the Tenant was chasing and threatening them with a stick. The personal support worker locked themselves in the office until the police and security arrived.

It is ordered that:

1. Order LTB-L-048450-23 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.

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.