



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

File Number: LTB-L-015762-26

In the matter of: 211, 45 Buckingham Dr
Stratford ON N5A7B7

Between: Perth and Stratford Housing Corporation Landlord

And

Amber Doherty Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Doherty (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 30, 2025, with respect to application LTB-L-056987-25.

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 refrain from:

- Substantially interfering with the Landlord's, or another tenant's, reasonable enjoyment, specifically, by causing or permitting excessive noise in residential complex on January 20, 2026, January 29, 2026, January 30, 2026, February 9, 2026 and February 10, 2026 resulting in the police attending. They also interfered with another resident on January 24, 2026 by knocking on their door asking for money.
- Engaging in any physical or verbal altercations on the residential complex property, specifically, these occurred on January 20 and January 30, 2026 resulting in the police attending and removing parties.

It is ordered that:

1. Order LTB-L-056987-25 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 March 10, 2026.
3. If the unit is not vacated on or before March 10, 2026, then starting March 11, 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 11, 2026.

February 27, 2026

Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until March 9, 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 March 9, 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 11, 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.