



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

File Number: LTB-L-016518-26

In the matter of: 1305, 3825 SHEPPARD AVE E
SCARBOROUGH ON M1T3P6

Between: Toronto Seniors Housing Corporation Landlord

And

Yusuf Essak Suleiman Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yusuf Essak Suleiman (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 18, 2024, with respect to application LTB-L-058786-24.

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 in Paragraph 2, subsections I, 3, II, III and IV, as specified in the December 18, 2024 consent order:

"2. For the period of January 10, 2025, through December 10, 2026, the Tenant shall:

I. Throughout the rental unit, maintain a standard of ordinary cleanliness and housekeeping, and such that the rental unit is free from foul odours, including, but not limited to:

- 1. Washing dirty dishes daily.*
- 2. Garbage is bagged and disposed of in the appropriate garbage receptacle daily.*
- 3. Floors are swept, mopped, or vacuumed weekly.*
- 4. Open food is stored in the refrigerator daily.*
- 5. Decaying food is disposed of in the garbage daily.*

II. Tenant's personal possessions, such as boxes, furniture, garbage, etc. ('possessions') shall not be stacked above shoulder height in and along the walls in the rental unit or balcony.

III. Tenant's possessions shall not be stored in the bathtub or in the shower.

IV. Tenant's possessions shall not block the electrical panel, and the electrical panel must be easily accessible."

On February 20, 2026, the Landlord's Senior Services Coordinator (SSC) conducted an inspection of the rental unit. During the inspection, the following issues were observed:

- ***The overall clutter throughout the rental unit was between a 6 and 7. In the living and sleeping areas, items were stacked above shoulder height.***
- ***The kitchen was found to be in an unsanitary condition, with visibly dirty floors and countertops; and that the stove had pots and pans, but no combustible items stored on or around the stove.***
- ***The bathroom was found to be in an unsanitary condition, with visibly dirty floors and items stored in the bathtub.***
- ***The SSC observed the closet that has the electrical panel was obstructed and cluttered, with items stacked above shoulder height.***

It is ordered that:

1. Order LTB-L-058786-24 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 13, 2026.
3. If the unit is not vacated on or before March 13, 2026, then starting March 14, 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 14, 2026.

March 2, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until March 12, 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 12, 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 14, 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.