



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

File Number: LTB-L-017654-26

In the matter of: 807, 90 KING ST E
STONE CREEK ON L8G1K7

Between: The Effort Trust Company Landlord

And

Shawna Leigh-Carver Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Shawna Leigh-Carver (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 20, 2025 with respect to application LTB-L-101948-24.

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.
2. The Landlord claims in the Declaration in support of the application that the Tenant has breached the prior order LTB-L-101948-24 as follows:
 - i. The Landlord received a complaint on December 10, 2025 from another tenant. The tenant advised the Landlord that on December 1, 2025 at approximately 2:00 pm, the tenant was exiting the elevator in the lobby with their small dog when they encountered the Tenant and their dog. The Tenant's dog reared up on its hind legs and growled and barked at the tenant and their dog; and
 - ii. On December 6, 2025 at approximately 6:30 pm, a female guest of another tenant was dragged from the elevator by the Tenant's dog that had gotten out of its muzzle and had bitten the guest of the tenant in the gluteal area. The Landlord submits that the female's younger sister was present and was terrified.

3. The Landlord filed this application on February 26, 2026. The application was filed more than 30 days after the alleged breaches. Therefore, the Landlord's claim that the Tenant breached the order is out of time.
4. The Board has no jurisdiction to consider this application, which was filed beyond 30 days after the alleged breaches

It is ordered that:

1. The Landlord's application is dismissed.
2. Order LTB-L-101948-24 remains in full force and effect.

February 27, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.