



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

**File Number:** LTB-L-018187-26

**In the matter of:** 2507, 444 LUMSDEN AVE  
EAST YORK ON M4C2L8

**Between:** Toronto Community Housing Corporation Landlord

**And**

Juanita Hawthorne Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Juanita Hawthorne (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 9, 2025 with respect to application LTB-L-067153-25.

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 condition specified in the order:

**The Tenant failed to ensure that all items were stored in such a way to ensure that a clear path of access was provided throughout the rental unit.**

3. The Landlord's L4 application included the following description: *On February 26, 2026, after issuing a Notice of Entry (NOE) the landlord conducted a unit inspection. Once entering the unit, it was observed that the tenant did not declutter and remove the excessive number of items and clutter in the unit. It was observed that the in bags and bins through out the unit, items were stacked as high as the ceiling at some areas on the unit. The main bedroom was completely covered with items, and the bedroom is not being used for a bedroom. As per the order pathways were not completely cleared, there were tons of combustibles on the kitchen counter, stove and kitchen which pose a significant fire safety risk. The balcony has a ton of items left there and it was not decluttered. A lot of the items on the balcony are loose and not contained and if there was a windy day they can cause a fall risk and possible injury to other tenants if they were hit by falling items*

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 14, 2026.
2. If the unit is not vacated on or before March 14, 2026, then starting March 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 15, 2026.

**March 3, 2026**  
**Date Issued**

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James McMaster  
Member, Landlord and Tenant Board

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

The Tenant has until March 13, 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 13, 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 15, 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.