



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

File Number: LTB-L-017386-26

In the matter of: 902, 2008 PHARMACY AVE
SCARBOROUGH ON M1T3P7

Between: Toronto Seniors Housing Corporation Landlord

And

Edward Sek-Ming Or Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Edward Sek-Ming Or (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 24, 2025 with respect to application LTB-L-100582-24.

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 condition(s) specified in the order:

Upon inspection conducted on or about February 23rd, 2026, the Tenant failed to ensure the unit maintained a clutter level of 3 or below by placing combustible items directly on top of the stove in the kitchen. Further, the Tenant also failed to maintain ordinary cleanliness and housekeeping, as a result not allowing a clear pathway to the balcony door due to the clutter within the Rental Unit.

It is ordered that:

1. Order LTB-L-100582-24 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 14, 2026.
3. 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.

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 15, 2026.

March 3, 2026
Date Issued

Kelly Delaney

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.