



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

File Number: LTB-L-019816-26

In the matter of: 103, 120 TOWN HAVEN PL
SCARBOROUGH ON M1K5H6

Between: Toronto Seniors Housing Corporation Landlord

And

Kathy Kreklo Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Kathy Kreklo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 25, 2025, with respect to application LTB-L-036187-25.

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 in Paragraph 2 as specified in the September 25, 2025 order:

"2. For the life of the tenancy the Tenant shall refrain from smoking inside the rental unit and shall not damage or tamper with the smoke detector within the rental unit."

On or about March 4, 2026, the Landlord's Complex Tenancies Senior Services Coordinator (CT SSC) attempted to meet with the Tenant to discuss additional supports to assist the Tenant with maintaining her tenancy. The CT SSC conducted a door knock at the Rental Unit, which was answered by the Tenant. Upon the Tenant opening the door to the Rental Unit, the CT SSC noticed a smell of cigarette smoke, consistent with someone actively smoking within the Rental Unit. Upon further observation, the CT SSC observed the Tenant to have a lit cigarette in her hand while inside the Rental Unit. When the CT SSC questioned the Tenant about smoking, the Tenant became visibly upset. The CT SSC reminded the Tenant that smoking was not permitted within the Rental Unit, per the previous LTB Order, the Tenant became angry, began yelling at the CT SSC, then shut the door to the Rental Unit. This then is a breach of the order.

It is ordered that:

1. Order LTB-L-036187-25 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 20, 2026.
3. If the unit is not vacated on or before March 20, 2026, then starting March 21, 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 21, 2026.

March 9, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until March 19, 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 19, 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 21, 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.