



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

File Number: LTB-L-019599-26

In the matter of: 604, 11 SHALLMAR BLVD
TORONTO ON M5N1J6

Between: Beaux Properties Management Company Landlord

And

Natalie Rais Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Rais (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-L-095955-25, LTB-L-070661-25, LTB-L-070685-25, LTB-L-063056-25-RV.

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 specified in the order:

The Tenant failed to ensure that any dog in her possession was leashed at all times in the common areas of the residential complex.

On February 26, 2026, the Tenant's dog was left unleashed inside the lobby while the Tenant was outside the entrance doors of the building.

On February 27, 2026, the Tenant's dog was observed as off leash outside the entrance door of the residential complex.

The Tenant failed to ensure that the Landlord's stove that was stored in the Tenant's storage locker was removed within 60 days of the date the order was issued.

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 20, 2026.
2. 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.
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 21, 2026.

March 9, 2026

Date Issued

Joshua Labbe

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.