



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

File Number: LTB-L-019053-26

In the matter of: 413, 121 KENDLETON DR
ETOBICOKE ON M9V1V3

Between: Toronto Community Housing Corporation Landlord

And

Jeannette King Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jeannette King (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 8, 2026 with respect to application LTB-L-045678-25-SA.

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 refused the Landlord's agents entry to the rental unit.

The Tenant failed to maintain the rental unit in an ordinary state of cleanliness, free of excessive clutter, animal droppings and waste.

On February 11, 2026, the Landlord's staff attempted to enter the rental unit in accordance with a notice of entry in order to provide pest treatment, however, the Tenant refused entry.

On February 27, 2026, the Landlord's staff attended the rental unit to address work orders and were able to obtain photos of the rental unit which showed that the unit remained in cluttered and unsanitary condition, with excessive items throughout the unit and animal droppings and waste present.

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.