



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

File Number: LTB-L-020885-26

In the matter of: 506, 151 ST. GEORGE ST  
TORONTO ON M5R2L9

Between: Hollyburn Properties Limited Landlord

And

Marta McKenzie Tenant

Hollyburn Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Marta McKenzie (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 26, 2026 with respect to application LTB-L-095237-25.

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 conditions specified in the order:

**On February 26, 2026 the Tenant created excessive noise on the residential complex. The Tenant also failed to keep the door of her rental unit closed except for entering and exiting the unit. In both cases this resulted in complaints to management**

### 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 24, 2026.
2. If the unit is not vacated on or before March 24, 2026, then starting March 25, 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 25, 2026.

**March 13, 2026**  
**Date Issued**

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Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until March 23, 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 23, 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 25, 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.