



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

File Number: LTB-L-011456-26

In the matter of: 1403, 200 CHALKFARM DR
TORONTO ON M3L2H7

Between: GREENBOARD HOLDINGS LTD Landlord

And

NATASHA DANIEL Tenant

GREENBOARD HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict NATASHA DANIEL (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on July 2, 2025 with respect to application LTB-L-020646-25.

A hearing was held by videoconference on March 9, 2026 to consider this application.

Only the Landlord's Legal Representative, G. Paine, and the Landlord's Agent, M. Tamayo, attended the hearing.

As of 1:41 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 conditions in the order.

The breach

2. I find that the Tenant did not meet the following condition specified in the order:

The Tenant's occupants or guest will refrain from smoking inside of the residential complex.

3. The Landlord's Agent stated that the Tenant's son, an occupant of her unit, was observed smoking marijuana (weed) in the stairwell by the Landlord's maintenance person and security. On February 2, 2026, the Landlord's Security Officer who responded to the incident took photographs and completed a report, a copy of the report and photographs were provided into evidence (DOC-7480190pgs2-6).
4. In the report, the Security Officer noted that he observed four teenage youths seated on the 14th floor stairwell with weed and other smoking materials. The Security Officer also reported that he observed the individuals and instructed them to stop smoking. One of the photographs submitted into evidence depict an individual with a lighter in one hand and what appears to be the butt of a joint/cigarette in the other. This individual was identified as the Tenant's son by the Landlord's Agent.
5. The application was filed within 30 days of the breach.

Section 83 considerations

6. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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 29, 2026.
2. If the unit is not vacated on or before March 29, 2026, then starting March 30, 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 30, 2026.

March 18, 2026

Date Issued

Lisa Del Vecchio

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 of the Tenant expires on September 30, 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.