



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

File Number: LTB-L-021573-26

In the matter of: 1502, 121 HUMBER BLVD
YORK ON M6N2H6

Between: Toronto Community Housing Corporation Landlord

And

Allison Pilon Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Pilon (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 11, 2026, with respect to application LTB-L-075096-25.

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 specified in the order:

The Tenant failed to refrain from being verbally or physically aggressive toward Landlord staff.

On or about February 12, 2026, at approximately 9:59 a.m., the Community Safety Unit ("CSU") attended the building at the residential complex to address a report of a disturbance caused by the Tenant. The Landlord's site staff felt unsafe, which prompted them to call CSU. The Landlord's site staff advised CSU that the Tenant was hostile when the Tenant was banging on the HUB office entrance aggressively and shouting. The Landlord's site staff stated that the Tenant aggressively demanded financial records. CSU proceeded to the Tenant's unit and the Tenant was quite upset. The Tenant maintained a hostile demeanour and repeatedly shouted at CSU while slamming her unit door multiple times. The Tenant shouted non-sensical things about race as well as accusing site staff of multiple wrongdoings including stealing from her, targeting her and insulting her.

On or about February 12, 2026, at approximately 3:00 p.m., CSU received another call to attend the building at the residential complex as the Tenant was causing a disturbance by kicking at the HUB office door and yelling at the Landlord's site staff and demanding documents. The Landlord's site staff felt unsafe and unable to leave the office to due to the Tenant's behaviour. Toronto Police Service ("TPS") attended, but the Tenant was not receptive to TPS, and no charges were laid for this incident. CSU remained with the Landlord's site staff and escorted them to their vehicles as they still felt unsafe.

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 27, 2026.
2. If the unit is not vacated on or before March 27, 2026, then starting March 28, 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 28, 2026.

March 16, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until March 26, 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 26, 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 28, 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.