



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

File Number: LTB-L-023362-26

In the matter of: 1404, 877 YONGE ST
TORONTO ON M4W3M2

Between: St. Clare's Housing Landlord

And

Cindy Hicks Tenant

St. Clare's Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Hicks (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 12, 2025 with respect to application LTB-L-028024-25.

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(s) specified in the order:
 - i. **The Tenant failed to restore the rental unit to a reasonable state of cleanliness by removing clutter and personal items.**
 - ii. **On February 20, 2026, an inspection of the unit was held. Large piles of clutter were observed throughout the unit, including the hallway and living room blocking the egress pathway from the front entrance.**
 - iii. **On March 6, 2026, an employee of the Landlord conducted an inspection of the rental unit. Clutter and personal items were observed throughout the unit. Clutter in the unit exceeded level 3 on the clutter rating scale.**
 - iv. **On March 6, 2026, the Tenant was sent a letter outlining the ongoing breach and provided remedies to correct the issues and restore the rental unit. On March 13, 2026, a subsequent inspection was completed, and it was observed that the rental unit remained uncleaned, with clutter and personal items throughout the rental unit. Pictures of this inspection was included in the L4**

application by the Landlord and included their opinion the unit was close to an 8 or 9 on the inspection scale which is much more than the 3 target.

3. The Tenant was required to pay \$186.00 for compensation for the application filing fee in the previous order. The amount that is still owing from that order is \$186.00 and that amount is included in this order. This order replaces order LTB-L-028024-25.
4. The Landlord collected a rent deposit of \$542.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from September 1, 2021, to March 20, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

It is ordered that:

1. Order LTB-L-028024-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation for damage the Landlord is entitled to by \$409.42.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

March 20, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until March 30, 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 30, 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 October 1, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculations**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for the application filing fee owing from previous order		\$186.00
Less the rent deposit:		-\$542.00
Less the interest owing on the rent deposit	September 1, 2021, to March 20, 2026	-\$53.42
Total the Tenant must pay the Landlord:		- \$(409.42)