



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

File Number: LTB-L-024486-26

In the matter of: 1920, 100 HIGH PARK AVE
TORONTO ON M6P2S2

Between: Toronto Community Housing Corporation Landlord

And

Leonor Barata Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Leonor Barata (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 3, 2023, with respect to application LTB-L-027565-22.

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 in Paragraph 1 as specified in the May 3, 2023 consent order:

The Tenant, occupant or guest of the rental unit interfered with other residents' or the Landlord's reasonable enjoyment of the residential complex and/or lawful rights, privileges or interests by causing excess noise disturbance.

On or about Monday, February 16, 2026, at approximately 11:45pm, Toronto Community Housing Corporation (TCHC) Community Safety Unit received a report of high traffic in and out of the rental unit with the Tenant's guests yelling in the hallway. Special Constable LG attended the rental unit and issued a caution to the Tenant, asking her to be mindful of her guests.

On or about Saturday February 28, 2026, at approximately 11:40pm, TCHC's Community Safety Unit received a report of two females arguing in the rental unit. Special Constable TL attended the rental unit and spoke to the Tenant who admitted

to having some friends over who were loud. The Tenant apologized for their guest's behaviour.

It is ordered that:

1. Order LTB-L-027565-22 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 April 3, 2026.
3. If the unit is not vacated on or before April 3, 2026, then starting April 4, 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 4, 2026.

March 23, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

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

The Tenant has until April 2, 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 April 2, 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 4, 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.