



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

File Number: LTB-L-024829-26

In the matter of: 1401, 100 HIGH PARK AVE
TORONTO ON M6P2S2

Between: Toronto Community Housing Corporation Landlord

And

Adam Halushka Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Halushka (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 10, 2026, with respect to application LTB-L-086444-25.

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 in Paragraph 2 as specified in the February 10, 2026 order:

The Tenant, or guest of the Tenant or occupant of the rental unit shall not commit illegal acts or engage in activities which seriously impair the safety of other people in the rental unit or residential complex, including but not limited to not pulling any fire alarm unless there is verifiable fire emergency.

On Friday, February 27, 2026, Toronto Community Housing Corporation's (TCHC) Tenant Service Coordinator (TSC), Dorette Johnson, spoke to the Tenant about receiving reports from the building residents of the Tenant spilling oil on the hallway floors. The Tenant confirmed that he did it, as he was upset; acknowledged to Dorette that what he did could result in serious injury to others and he said he would not do so again.

On March 2, 2026, at approximately 2:40pm, the resident from Unit 1402 at 100 High Park filed an urgent complaint against the Tenant regarding the following ongoing harassment and safety concerns:

- The Tenant kicked and struck the door to Unit 1402 with a hammer;
- Poured oil and littered in the hallway around the door to Unit 1402; and
- Continued to harass the resident of Unit 1402, creating fear for their safety and the safety of other residents.

On or about Monday, March 2, 2026, at approximately 3:20pm, TCHC's Community Safety Unit (CSU) received a report from the building superintendent requesting to view CCTV video. There had been reports of the Tenant putting a liquid outside of other residents' doors on the 14th floor. Special Constable (SC) Troy Lalor reviewed the CCTV footage and observed the Tenant exiting his unit and purposefully pouring a liquid on the floor.

On Monday March 4, 2026, at approximately 11:40am, TCHC's CSU received a report from the resident of Unit 1402. At approximately 9:45am that morning, they were chased by the Tenant; had their personal space invaded and were told by the Tenant not to use the elevators. The resident of Unit 1402 had retreated to their unit and each time the resident attempted to use the elevator, the Tenant would approach and prevent them from using the elevator.

It is ordered that:

1. Order LTB-L-086444-25 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 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

Joshua Labbe
Member, 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.