



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

File Number: LTB-L-025185-26

In the matter of: 105, 800 EGLINTON AVE W
TORONTO ON M5N1G1

Between: Toronto Community Housing Corporation Landlord

And

Venceslau Silva Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Venceslau Silva (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 9, 2026, with respect to application LTB-L-056691-25.

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 maintain the rental unit in an ordinary state of cleanliness.

On March 19, 2026, the Landlord's Agent attended the rental unit for an inspection and observed that the unit was in an unsanitary condition. The bathroom floors were blackened with filth and contained miscellaneous items, including items in the bathtub. The main living areas were cluttered with furniture and household items scattered across the floor, obstructing clear and accessible pathways. The kitchen contained garbage and miscellaneous items on the counters and within the stove elements, with additional debris surrounding the stove. The floors and walls throughout the unit were observed to be blackened with filth.

3. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$34.42. This amount is calculated as follows: \$1,047.00 x 12, divided by 365 days.

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 April 4, 2026.
2. If the unit is not vacated on or before April 4, 2026, then starting April 5, 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 April 5, 2026.
4. The Tenant shall pay to the Landlord \$34.42 per day for compensation for the use of the unit starting March 25, 2026, to the date the Tenant moves out of the unit.

March 24, 2026

Date Issued

Joshua Labbe

Member, Landlord and Tenant Board

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

The Tenant has until April 3, 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 3, 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 5, 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.