



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

**File Number:** LTB-L-025350-26

**In the matter of:** 402, 170 Chalkfarm Dr  
Toronto ON M3L2H9

**Between:** Greenboard Holdings Ltd Landlord

**And**

Jamella Onica Caesar Tenant

Greenboard Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jamella Onica Caesar (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 16, 2024, with respect to application LTB-L-013802-24.

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:

**Neither the Tenant, nor the occupants in the Tenant's unit will smoke in the residential complex for the duration of the tenancy.**

**On March 11, 2026 at 11:50 pm the Landlord's security guard witnessed the male occupant of the rental unit (the Tenant's son) smoking cannabis and other substances from a makeshift smoking device in the stairwell of the 15th floor at the residential complex.**

**It is ordered that:**

1. Order LTB-L-013802-24 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 10, 2026.

3. If the unit is not vacated on or before April 10, 2026, then starting April 11, 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 11, 2026.

**March 30, 2026**  
**Date Issued**

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Kimberly Parish  
Vice Chair, Landlord and Tenant Board

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

The Tenant has until April 9, 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 9, 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 11, 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.