



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

File Number: LTB-L-025829-26

In the matter of: 1209, 241 SIMCOE ST
LONDON ON N6B3L4

Between: London and Middlesex Community Housing Landlord

And

Delroy Douglas Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Delroy Douglas (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 30, 2025, with respect to application LTB-L-002175-25.

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 specified in the order:

The Tenant, their occupants and/or guests shall not use any incendiary devices such as a lighter, matches, torch or other devices that cause flame or spark in the rental unit, or tamper with life safety devices in the rental unit such as the smoke detector and the speaker.

On March 19 2026 at approximately 11:30AM, a fire occurred within the rental unit. The fire originated in the bedroom of the rental unit. Following the incident the Landlord's agent and Tenancy Manager Deven Richardson attended the rental unit and conducted an inspection. Photographic evidence was obtained documenting conditions within the rental unit. In the living room several lighters and burnt aluminum foil were observed on a table. Additional lighters were located on the living room couch displaying multiple burn marks. Similar items, including lighters and burnt aluminum foil were present in the bedroom, including on the bed.

During the inspection on March 19, 2026, it was also observed that the rental unit smoke detector had been removed from its housing and could not be located within

the rental unit. The wiring harness was observed hanging from the ceiling indicating that the life safety device had been tampered with.

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 10, 2026.
2. 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.
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 11, 2026.

March 30, 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 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.