



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

File Number: LTB-L-026470-26

In the matter of: 703, 6 GLAMORGAN AVE
SCARBOROUGH ON M1P2M7

Between: Toronto Community Housing Corporation Landlord

And

Hunna Sharma Ferdinand Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Hunna Sharma Ferdinand (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on June 12, 2024, with respect to application LTB-L-085005-23.

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 allow access to the unit to the Landlord's contractors.

On March 20, 2026, between 9:00 a.m. and 12:00 p.m., the Landlord's agent and contractors attended the rental unit pursuant to a 24-hour notice of entry to complete plumbing work. The Tenant was present but refused to permit entry to complete the work and inspection.

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

Joshua Labbe
Member, 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.