



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

File Number: LTB-L-027024-26

In the matter of: 30, 1525 RITSON RD S
OSHAWA ON L1J3M3

Between: Durham Regional Local Housing Corporation Landlord

And

Shiloh Thompson Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shiloh Thompson (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 12, 2026, with respect to application LTB-L-097927-25.

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 specified in the March 12, 2026 consent order:

"2. For a period of twelve (12) months starting February 25, 2026, to January 24, 2027, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall:

a) Not play loud music, make loud noises, slam doors and will avoid creating excessive or disruptive noises that may disturb other residents.

b) Not allow the dog to excessively or persistently bark between the hours of 11:00pm to 7:00am.

c) Take all reasonable steps to prevent late-night disturbances, including but not limited to keeping the dog indoors during quiet hours, providing proper supervision, and using calming or containment measures as needed.

d) Ensure that the dog's behaviour does not substantially interfere with the reasonable enjoyment of other residents.

e) Allow the Landlord entry to the rental unit for inspection and to carry out repairs or do work in the rental unit upon receiving at least 24hours prior notice. During inspections, the Tenant agrees to ensure their dogs are restrained and/or locked up.”

On February 28, 2026, at approximately 4:00am, excessive noise, dog howling and barking was heard coming from the Tenant’s rental unit, disrupting other residents.

On March 1, 2026, at approximately 4:00am, excessive noise, yelling, swearing and door knocking was heard coming from the Tenant’s rental unit, disrupting other residents.

It is ordered that:

1. Order LTB-L-097927-25 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 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

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.