



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

File Number: LTB-L-027604-26

In the matter of: 1212, 18 TRETTI WAY
TORONTO ON M3H0E4

Between: TIPPETT PARK TWO INC. Landlord

And

DANIEL ADAM AWENUS Tenants
GAREY AWENUS

TIPPETT PARK TWO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL ADAM AWENUS and GAREY AWENUS (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on January 16, 2026, with respect to application LTB-L-081179-25-SA.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following conditions in Paragraphs 4 and 5 as specified in the January 16, 2026 consent order:

The Tenant, another occupant of the rental unit, or anyone the Tenant permits into the rental unit, shall not cause excessive noise by banging, dragging, or rolling items on the floor of the rental unit.

On March 2, 2026, from approximately 8:33pm to 8:39pm, excessively loud banging and thumping noises were emanating from the rental unit, disturbing surrounding tenants.

On March 5, 2026, at approximately 10:47am and 11:04am, excessively loud banging noises were emanating from the rental unit, disturbing surrounding tenants.

On March 6, 2026, at approximately 7:15am and from 12:10pm to 12:30pm, excessively loud banging and thumping noises were emanating from the rental unit, disturbing surrounding tenants.

On March 9, 2026, at approximately 8:35pm, excessively loud banging and thumping noises were emanating from the rental unit, disturbing surrounding tenants.

On March 11, 2026, from approximately 4:09pm to 5:39pm, excessively loud banging and thumping noises were emanating from the rental unit, disturbing surrounding tenants.

On March 13, 2026, at approximately 2:18pm, excessively loud banging and thumping noises were emanating from the rental unit, disturbing surrounding tenants.

It is ordered that:

1. Order LTB-L-081179-25-SA is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 13, 2026.
3. If the unit is not vacated on or before April 13, 2026, then starting April 14, 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 14, 2026.

April 2, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenants have until April 12, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by April 12, 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 14, 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.