



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

File Number: LTB-L-028625-26

In the matter of: 306, 80 DANFORTH AVE
TORONTO ON M4K3Y5

Between: Toronto Seniors Housing Corporation Landlord

And

Mauro De Fazio Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mauro De Fazio (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 31, 2026, with respect to application LTB-L-012529-24.

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 conditions specified in the order:

The Tenant failed to maintain a reasonable level of cleanliness and housekeeping throughout the rental unit.

On March 19, 2026, the Landlord's custodial maintenance staff attended the rental unit for an inspection and observed that the unit was in a severely unsanitary condition. The rental unit was cluttered throughout, with excessive garbage, empty containers, and miscellaneous items scattered across the floors and furniture. The kitchen area contained food residue, dirty dishes, and grease buildup on the stove and surrounding surfaces. The living area were also heavily cluttered with debris and unclean surfaces throughout.

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 18, 2026.

2. If the unit is not vacated on or before April 18, 2026, then starting April 19, 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 19, 2026.

April 7, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until April 17, 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 17, 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 19, 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.