



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

File Number: LTB-L-020811-26

In the matter of: 131, 11 MACEY AVE
SCARBOROUGH ON M1L2T6

Between: THE NEIGHBOURHOOD GROUP Landlord

And

STEVEN LEGAULT Tenant

THE NEIGHBOURHOOD GROUP (the 'Landlord') applied for an order to terminate the tenancy and evict STEVEN LEGAULT (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the LTB on April 17, 2025 with respect to application LTB-L-101927-24.

A hearing was held by videoconference on April 9, 2026 to consider this application. The Landlord's representatives, Raza Khimji and Jody Swindells, and the Tenant represented by Gene Filice, attended the hearing.

Also in attendance as witness for the Landlord was Kendra McLarty who works for the Landlord. The Tenant's support worker Lloy-Ann McGowan was also in attendance as a witness.

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 conditions in the order.
2. The application was filed within 30 days of the breach.
3. On April 10, 2025, the Tenant consented to an order granting relief from eviction with multiple conditions the Tenant was required to comply with for one year starting April 10, 2025.
4. The Landlord alleges the Tenant breached multiple conditions of the order including not to use derogatory language toward other tenants and the Landlord's staff, to not use verbally abusive language towards other tenants and the Landlord's staff, to always keep his dog on a leash on the residential complex, and not to wilfully damage the rental unit of the residential complex.

5. Ms. McLarty testified that she has received complaints from staff about frequent racial slurs directed at staff, yelling at staff, the Tenant's dog frequently off leash, and damage caused to a dryer where the Tenant ripped off the door.
6. In addition to this testimony, the Landlord introduced photographs of the Tenant's unit showing extensive damage and a \$14,661.75 estimate to repair the rental unit damage.
7. the Tenant denied that the damage was caused after the order and testified it was due to a flood that had occurred earlier. Ms. Swindells was asked if the Landlord had received any work order requests from the Tenant and testified that the Landlord had not received any requests. The Tenant disputed this claim.
8. Based on the evidence and testimony, I find on a balance of probabilities, that the Tenant caused the damage to the rental unit and that the damage was caused after order LTB-L-101927-25 was issued.
9. During the hearing the Tenant was heard yelling and using obscene language that was directed toward the witnesses.
10. I am satisfied that the Tenant breached multiple conditions set out in the order and does so frequently. I also find that the Landlord's staff should not continue to be exposed to the abuse the Tenant demonstrates.
11. Testimony also shows that the Tenant requires more support than the Landlord can provide. To find the Tenant alternative housing that may be able to provide additional support will likely take additional time. The Tenant has a history of homelessness and drug addictions, and an immediate eviction could jeopardize the Tenant's safety.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until July 31, 2026 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. Order LTB-L-101927-24 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 July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.

April 20, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 of the Tenant expires on February 1, 2027 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.