



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

File Number: LTB-L-033241-26

In the matter of: 1114, 4175 LAWRENCE AVE E
SCARBOROUGH ON M1E4T7

Between: Toronto Community Housing Corporation Landlord

And

Deborah Toupin Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Toupin (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 9, 2025, with respect to application LTB-L-014973-25.

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 condition in Paragraph 1 as specified in the September 9, 2025 consent order:

"1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

- *The Tenant shall restore the rental unit to an ordinary state of cleanliness, free of excess clutter in accordance with section 33 of the Residential Tenancies Act, 2006 (the 'Act') by December 12, 2025.*
- *The Tenant shall remove and reduce the clutter in the rental unit.*
- *The Tenant shall remove all rodents from the rental unit permanently.*
- *The Tenant shall reduce the clutter and debris to a level 3 or less on the TCH Clutter Scale.*

- *The Tenant shall create clear pathways to rooms, windows and exits in the rental unit.*
- *The Tenant shall reduce stacked items in the rental unit to no higher than 4 feet tall.*
- *The Tenant shall clean up and remove feces from the rental unit and the balcony.*
- *The Tenant shall allow the Landlord and contractors access to the rental unit for inspection and service with proper notice of entry.*
- *The Tenant shall schedule and proceed with a second round of “extreme clean”. “*

Specifically, on March 18, 2026, at approximately 10:00am, the Landlord’s staff entered the rental unit to conduct an inspection and observed the following:

- **The rental unit is still unclean with a bad odour coming from the unit;**
- **There are no clear pathways to the exits and to the windows.**

It is ordered that:

1. Order LTB-L-014973-25 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 May 1, 2026.
3. If the unit is not vacated on or before May 1, 2026, then starting May 2, 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 May 2, 2026.

April 20, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until April 30, 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 30, 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 November 2, 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.