



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

File Number: LTB-L-033934-26

In the matter of: 209, 287 Talbot St W
Blenheim ON N0P1A0

Between: Chatham-Kent Housing Services Landlord

And

Jessica Rossit Tenant

Chatham-Kent Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Rossit (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 18, 2025, with respect to application LTB-L-077964-24.

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 as specified in Order LTB-L-077964-24:

The Tenant failed to ensure that only the Tenant uses a key to enter the residential complex. The Tenant allowed a guest to possess and use a key to enter the residential complex.

On April 9, 2026 at approximately 3:42 pm, a male guest of the Tenant was observed independently unlocking and accessing the building using a key and proceeding directly to the rental unit, without the Tenant being present.

On April 13, 2026 at approximately 7:04 pm, a male guest of the Tenant was again observed using a key to unlock and enter the residential complex independently, without the Tenant accompanying them, and accessing the rental unit.

3. This order replaces order LTB-L-077964-24.

It is ordered that:

1. Order LTB-L-077964-24 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 May 2, 2026.
3. If the unit is not vacated on or before May 2, 2026, then starting May 3, 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 3, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 2, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 3, 2026, at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until May 1, 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 May 1, 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 3, 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.