



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

File Number: LTB-L-033850-26

In the matter of: 7, 96 CHURCHILL ST
WATERLOO ON N2L2X2

Between: CAPREIT Limited Partnership Landlord

And

Patricia Douglas Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Douglas (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 30, 2025, with respect to application LTB-L-025855-25.

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 conditions in Paragraph 3 as specified in the July 30, 2025 order:

"3. From September 1, 2025, to August 31, 2026, the Tenant shall ensure the rental unit remains free from excessive clutter and remains in a state of ordinary cleanliness."

On April 13, 2026, the Landlord entered the rental unit to do an inspection of housekeeping conditions and observed the following:

- There was writing on multiple walls throughout the rental unit;
- both smoke detectors in the rental unit had been removed;
- the bedroom mattress had possible cat feces on it;
- holes had been punctured in various walls throughout the rental unit;
- blue paint was splashed on the wall behind kitchen faucet;
- staircase railing had been ripped off;
- one of the interior doors was damaged;
- one of the windows had been broken; and
- empty pop and alcohol cans piled on the bedroom floor.

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$537.23 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$0.00 and that amount is included in this order. This order replaces order LTB-L-025855-25.
5. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$50.95. This amount is calculated as follows: \$1,549.68 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-025855-25 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 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. The Tenant shall pay to the Landlord \$50.95 per day for compensation for the use of the unit starting April 22, 2026, to the date the Tenant moves out of the unit.
6. 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

Alicia Johnson
Member, 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.

- * Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$0.00
New NSF cheque charges and related administration charges		\$0.00
Plus, daily compensation owing for each day of occupation starting April 22, 2026		\$50.95 (per day)
Total the Tenant must pay the Landlord:		\$0.00 +\$50.95 per day starting April 22, 2026