



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

File Number: LTB-L-034947-26

In the matter of: 1404, 22 BEECH ST
BRAMPTON ON L6V4J6

Between: Peel Housing Corporation o/a Peel Living Landlord

And

Maria Peralta Tenant

Peel Housing Corporation o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Peralta (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 16, 2025 with respect to application LTB-L-048157-25.

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 specified in the order:
 - 1) The Tenant failed to refrain from harassing, threatening and/or yelling at other tenants, the Landlord and/or individuals in the residential complex.
 - 2) The Tenant failed to refrain from shouting profanities at any person(s) within the residential complex.
 - 3) The Tenant failed refrain from making any threatening body or hand gestures towards any person(s) within the residential complex.
 - 4) The Tenant failed to refrain from banging on other tenants' doors within the residential complex.

The dates/details of the specific breaches are noted as follows:

- a) On March 23, 2026, the Tenant was caught on video footage following the Landlord's cleaning vendor around the building at the residential complex, and uttering profane language towards them while making threatening hand gestures towards the cleaning vendor. The cleaning vendor reported to the Landlord that the Tenant attended the janitor room within the Residential Complex three times on March 23, 2026, harassing them and impeding them from carrying out their work.
- b) On March 31, 2026, the Tenant was speaking to the Tenancy Support Agent inside the residential complex and the Tenant used profane language towards the Tenancy Support Agent.
- c) On March 31, 2026, the Landlord received a complaint from another tenant in which the complainant tenant advised the Landlord that the Tenant approached them while they were waiting for the elevator, falsely accusing the complainant tenant of owing the Tenant money, and threatening to telephone the police if the complainant tenant did not give the Tenant money.
- d) On April 2, 2026, the Landlord received a complaint from another tenant that the Tenant knocked on the tenant's door and refused to leave. The police were called, and when the Tenant Support Agent spoke to the Tenant afterwards about the incident, the Tenant threatened the other tenant.

It is ordered that:

- 1. Order LTB-L-048157-25 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 8, 2026.
- 3. If the unit is not vacated on or before May 8, 2026, then starting May 9, 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 9, 2026.

April 27, 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 7, 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 7, 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 9, 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.