



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

File Number: LTB-L-035826-26

In the matter of: 801, 800 VAUGHAN
YORK ON M6E2Z4

Between: Woodgreen Community Service Landlord

And

Craig Regular Tenant

Woodgreen Community Service (the 'Landlord') applied for an order to terminate the tenancy and evict Craig Regular (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 January 19, 2026, with respect to application LTB-L-072701-25.

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 1(b) as specified in the order:

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

a) The Tenant shall not allow individuals trespassed by the Landlord into the residential complex, specifically Stefania Mauti;

b) The Tenant shall not have guests in the residential complex or his rental unit between the hours of 5 p.m. to 9 a.m.;

c) The Tenant shall not have additional occupants in the rental unit, other than his spouse Beatrix Mexei, without the written consent of the Landlord;

d) The Tenant and his guests shall not use the emergency exit doors for common entry/exit;

e) The Tenant and his guests shall not harass the Landlord's staff or other tenants in the residential complex;

f) The Tenant shall not damage or deface the residential complex;

g) The Tenant shall not make loud or excessive noise in the residential complex; and

h) The Tenant and his guests shall not smoke in the residential complex, save and except in designated smoking areas."

On March 31, 2026, at approximately 2:23am, the Tenant permitted a guest to enter the residential complex and access the rental unit where the guest remained for a period of time.

On April 6, 2026, at approximately 12:50am, the Tenant permitted multiple guests into the residential complex and in the hallway outside the rental unit during restricted hours. Security staff attended and addressed the matter; however the Tenant insisted on allowing the guests to remain on the premises.

On April 11, 2026, at approximately 11:05pm, a guest of the Tenant was observed sitting in the hallway outside the rental unit while waiting for another guest who was inside the unit.

3. 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 \$15.65. This amount is calculated as follows: \$476.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-072701-25 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 9, 2026.
3. If the unit is not vacated on or before May 9, 2026, then starting May 10, 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 10, 2026.
5. The Tenant shall pay to the Landlord \$15.65 per day for compensation for the use of the unit starting April 29, 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 9, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 10, 2026, at 4.00% annually on the balance outstanding.

April 28, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until May 8, 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 8, 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 10, 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 29, 2026		\$15.65 (per day)
Total the Tenant must pay the Landlord:		\$0.00 +\$15.65 per day starting April 29, 2026