



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

File Number: LTB-L-036118-26

In the matter of: 703, 920 OUELLETTE AVE
WINDSOR ON N9A1C8

Between: Windsor Essex Community Housing Corporation Landlord

And

Wayne Sauve Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Wayne Sauve (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 19, 2025 with respect to application LTB-L-071450-25.

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 conditions 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 specified in the order:

On April 21, 2026, at approximately 9:18 a.m., the Tenant breached the consent order dated December 12, 2025, by confronting a building employee in a common area of the residential complex. The Tenant directed derogatory, threatening, and abusive language toward the employee, including explicit threats and a homophobic slur. This conduct is contrary to paragraph 2(b) of the order, which requires the Tenant to refrain from instigating confrontations or directing derogatory language towards other residents or building staff at the residential complex.

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. This order replaces order LTB-L-071450-25.

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 \$4.57. This amount is calculated as follows: $\$139.00 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-071450-25 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 12, 2026.
3. If the unit is not vacated on or before May 12, 2026, then starting May 13, 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 13, 2026.
5. The Tenant shall pay to the Landlord \$4.57 per day for compensation for the use of the unit starting May 2, 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 12, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 13, 2026, at 4.00% annually on the balance outstanding.

May 1, 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 11, 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 11, 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.