



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

File Number: LTB-L-035647-26

In the matter of: 211, 111 WILLIAM ST N
LINDSAY ON K9V4Z8

Between: KLH Housing Corp [KLHHC] Landlord

And

Gregory Reely Tenants
Crystal Sutherland

KLH Housing Corp [KLHHC] (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Reely and Crystal Sutherland (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 29, 2025, with respect to application LTB-L-044535-25.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following conditions in Paragraph 2 as specified in the October 29, 2025 order:

“2. For a period of one year starting November 1, 2025, the Tenants shall not permit access to the residential complex to any individual(s) who have been previously trespassed from the residential complex.”

On March 25, 2025, at approximately 10:50pm, the Tenant Crystal Sutherland (CS) granted access to trespassed individual Brittania Nelson, who has been on the Landlord's restricted list since 2020, to the building from the north end side entrance. Brittania Nelson and CS then climb the stairs together to the 3rd floor when CS meets another resident. CS then turns around and goes back down the stairs with the other resident. Brittania Nelson does not descend with CS but continues to climb the stairs.

On March 26, 2026, at approximately 10:11pm, CS granted access to Brittania Nelson to the building from the 1st floor north end side entrance. Brittania Nelson and CS then climb the stairs together. Security reports show CS and Brittania Nelson attend Unit 302 together.

On March 26, 2026, at approximately 10:53pm, CS granted access to Brittania Nelson and an unknown friend to the building from the lobby vestibule. Security footage shows all three individuals entering the elevator together and then exit on the second floor. CS turns north to enter her unit and Britannia Nelson, and the unknown friend turn south and enter the south stairwell. The friend leaves Brittania Nelson in the stairwell. Security footage shows Brittania Nelson stops in the south stairwell, 5th floor, to smoke an illicit substance. Security reports then show Brittania Nelson entering the 2nd and 3rd floor hallways and wanders around before leaving the building.

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenants to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenants were required to pay \$1,134.78 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-044535-25.
5. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$7.53. This amount is calculated as follows: \$229.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-044535-25 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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 Tenants shall pay to the Landlord \$7.53 per day for compensation for the use of the unit starting May 2, 2026, to the date the Tenants move out of the unit.

6. If the Tenants do not pay the Landlord the full amount owing on or before May 12, 2026, the Tenants 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

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have 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 Tenants file 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 13, 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 Tenants 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 May 2, 2026		\$7.53 (per day)
Total the Tenants must pay the Landlord:		\$0.00 +\$7.53 per day starting May 2, 2026