



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

File Number: LTB-L-037259-26

In the matter of: 207, 375 BLEECKER ST
TORONTO ON M4X1M3

Between: Toronto Community Housing Corporation Landlord

And

Lisa Majella Pelletier Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Majella Pelletier (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 10, 2025, with respect to application LTB-L-048165-25.

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 condition specified in the order:

The Tenant failed to restore the rental unit to a safe, clean and reasonable living condition, including but not limited to reducing the amount of combustible material and clutter in the unit on or before April 28, 2026.

On April 28, 2026, the Landlord conducted an inspection of the rental unit. The rental unit was packed with items blocking the entranceways and pathways. This created trip hazards along the pathways of the floors as items were piled up throughout the rental unit. The Landlord produced photographs taken during the inspection to support this.

It is ordered that:

1. Order LTB-L-048165-25 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 15, 2026.

3. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 16, 2026.

May 4, 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 14, 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 14, 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 16, 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.