



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

File Number: LTB-L-036540-26

In the matter of: 306, 433 JARVIS ST
TORONTO ON M4Y2G9

Between: 668308 ONTARIO LIMITED Landlord

And

BAILY SETO Tenant

668308 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict BAILY SETO (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 March 2, 2026, with respect to application LTB-L-070709-25.

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 bring her rental unit into compliance with fire, safety, property and other relevant standards by April 15, 2026.

On April 16, 2026, a Landlord's agent attended the rental unit for an inspection and observed that the unit remained in breach of fire, safety, property and other relevant standards. The rental Unit was heavily cluttered with excessive personal belongings, boxes, and miscellaneous items obstructing pathways throughout the unit. Clear and accessible egress routes were not maintained and the accumulation of items create potential tripping hazards and increased risk of fire hazards,

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 \$42.87. This amount is calculated as follows: \$1,304.01 x 12, divided by 365 days.

It is ordered that:

1. 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.
2. 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.
3. 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

Joshua Labbe
Member, 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 17, 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.