



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

File Number: LTB-L-041265-26

In the matter of: 507, 369 PAPE AVE
TORONTO ON M4K3Y6

Between: Toronto Seniors Housing Corporation Landlord

And

Emmanuel Bortey Nee Whang Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Bortey Nee Whang (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 21, 2026, with respect to application LTB-L-084415-25.

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 specified in the order:

On or about April 13th 2026, the Landlord's Community Safety Unit ("CSU") was dispatched to the Residential Complex for a report of the Tenant being intoxicated while running and yelling in the common area hallway of the Residential Complex. Upon the arrival of CSU Special Constables, the Tenant was no longer present in the common area hallway but was cautioned for speaking too loudly.
3. *On or about April 27th 2026, the Landlord's CSU was dispatched to the Residential Complex for a report that the Tenant was in the common area hallway screaming and acting obnoxious. Upon the arrival of CSU Special Constables to the Residential Complex, the Tenant was no longer in the common area hallway. CSU Special Constables cautioned the Tenant and advised him to stay out of the common area hallway.*
4. *On or about May 4th 2026, the Landlord's CSU was once again dispatched to the Residential Complex for a report stating the Tenant was yelling and screaming within the Rental Unit. Upon the arrival of CSU Special Constables, the Tenant was observed yelling*

profanities and refused to cooperate with the Special Constables. Special Constables cautioned the Tenant for his behaviour, but he refused to cooperate with being quiet.

All of the above references were direct from the Landlord's application and the declaration made with it.

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 30, 2026.
2. If the unit is not vacated on or before May 30, 2026, then starting May 31, 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 31, 2026.

May 19, 2026
Date Issued

Member, Landlord and Tenant Board

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

The Tenant has until May 29, 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 29, 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.

