



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

File Number: LTB-L-041552-26

In the matter of: 601, 20 ZACHARY CRT
NORTH YORK ON M6A0B2

Between: Toronto Community Housing Corporation Landlord

And

Camille Dorsey Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Camille Dorsey (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 January 5, 2026, with respect to application LTB-L-073235-25-AM.

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 in Paragraph 1(a) as specified in the January 5, 2026 consent order:

1. The Landlord's application for eviction of the Tenants is resolved on the condition that:

(a) For a period of 24 months starting March 31, 2026 to March 30, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall ensure that the rental unit, including the balcony is restored to a reasonable condition and free from clutter, and maintained in this condition. This includes but is not limited to insuring that:

a. No combustible, flammable or otherwise hazardous items near or on the stove;

b. Ensure rooms and balcony are used for their intended purpose, and free of excess clutter;

c. Remove all garbage, recycling and waste from the unit;

d. Remove all temporary electrical wiring, including any wiring from the rental unit to outlets in the residential complex;

- e. Pathways to be clear for all exits and windows with a width of approximately 4 feet;*
- f. No trip hazards along the pathways or floors (which includes cords and wires);*
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- g. Stacked items are stacked securely and are not stacked higher than approximately 4 feet;*
- h. All exits and entranceways to the unit must be clear and accessible – e.g. all unit doors are able to open all the way; and,*
- i. The unit must be prepared for pest control treatments.*

On or about Tuesday, April 14, 2026, at approximately 11:00am, the Landlord served the Tenant with a notice of entry to perform an inspection on April 15, 2026, between 1:00pm and 4:00pm.

On or about Wednesday, April 15, 2026, at approximately 3:00pm, TCHC's Superintendent D. Calimoso and Custodial Maintenance Person N. Aguila attended the rental unit to conduct a unit inspection. After the inspection, Superintendent D. Calimoso reported that the rental unit exhibits a clutter rating level of 7, with belongings scattered from living room, kitchen, closet door, bedroom and washroom. He also reported that due to the clutter, there was no way to get inside the bedroom to inspect or to walk around the living room.

The Landlord submitted photo evidence of the inspection that shows the following:

- a. Combustible, flammable or otherwise hazardous items near and on the stove;**
 - b. The balcony contains several chairs and a low level of clutter;**
 - c. Garbage bags left in the rental unit, and other garbage, recycling and waste scattered throughout the rental unit;**
 - d. There are no clear pathways to all exits and windows;**
 - e. There are several trip hazards on the floors, and there is minimal visible flooring;**
 - f. Exits and entranceways are not clear or accessible; and**
 - g. The unit is not conducive for effective pest control treatments.**
- 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. The Tenant was required to pay \$186.00 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-073235-25-AM.**

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 \$56.15. This amount is calculated as follows: \$1,708.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-073235-25-AM 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 30, 2026.
3. 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.
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 31, 2026.
5. The Tenant shall pay to the Landlord \$56.15 per day for compensation for the use of the unit starting May 20, 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 30, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Kelly Delaney

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 30, 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 Tenant 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 20, 2026		\$56.15 (per day)
Total the Tenant must pay the Landlord:		\$0.00 +\$56.15 per day starting May 20, 2026