



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

File Number: LTB-L-042385-26

In the matter of: 133, 99 MCNAUGHTON AVE W
CHATHAM ON N7L4P4

Between: Chatham-Kent Housing Services Landlord

And

Veronica Roehler Tenant

Chatham-Kent Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Roehler (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 7, 2026, with respect to application LTB-L-075085-25.

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:

The Tenant breached the order by causing disturbances in the residential complex including loud yelling and screaming.

The Tenant also altered and damaged the property of Landlord.

The Tenant failed to have their unit meet the criteria of ordinary cleanliness. These items are all based on statements made by the landlord resulting from an inspection of the unit on April 15, 2026. Pictures were included with the application showing the unit to be in a very bad condition.

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 31, 2026.

2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.

May 20, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until May 30, 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 30, 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 December 1, 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.