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

**File Number:** LTB-L-042689-26

**In the matter of:** 1027, 20 WEST LODGE AVE
TORONTO ON M6K2T4

**Between:** Toronto Seniors Housing Corporation — Landlord

**And**

Robert Frederick James — Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Frederick James (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 7, 2026, with respect to application LTB-L-032684-24.

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(s) specified in the order:

   **The Tenant failed to restore the unit to a safe, clean, and reasonable living condition.**

   **On May 4, 2026, the Landlord's agent conducted an inspection of the rental unit and observed that the unit remained in an excessively cluttered and unsanitary condition. The inspection revealed that all areas of the unit could not be used for their intended purpose, pathways and exits were obstructed, rooms were not maintained in a reasonable state of cleanliness, and food waste and garbage had not been properly disposed of.**

   **On May 14, 2026, a follow up inspection by the Landlord's agent confirmed that the rental unit remained in an excessively cluttered and unsanitary condition. The evidence from the inspection shows that pathways and exits throughout the unit were obstructed, the rooms were not maintained in a reasonable state of cleanliness, and food waste and garbage had not been properly disposed of.**

**It is ordered that:**

1. Order LTB-L-032684-24 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 June 5, 2026.
3. If the unit is not vacated on or before June 5, 2026, then starting June 6, 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 June 6, 2026.

**May 25, 2026**
**Date Issued**

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Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until June 4, 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 June 4, 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 6, 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.