



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

File Number: LTB-L-045486-26

In the matter of: 100, 923 SIXTH ST E
FORT FRANCES ON P9A3R1

Between: Rainy River District Social Services Landlord
Administration Board

And

Cynthia Gauthier Tenant

Rainy River District Social Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Cynthia Gauthier (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 16, 2025, with respect to application LTB-L-026639-25.

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(s) specified in the order:
 - a) The Tenant failed to refrain from smoking in the rental unit. On May 25, 2026, the Landlord received 6 complaints about the Tenant's smoking habits. Two of these complaints said the residents saw the Tenant smoking in the bedroom on May 21, 2026, or May 22, 2026. This was based on a package of evidence provided by the Landlord in the L4 application, giving dates and times of smoking observations by both other tenants and the Landlord's own staff.

It is ordered that:

1. Order LTB-L-026639-25 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 12, 2026.

3. If the unit is not vacated on or before June 12, 2026, then starting June 13, 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 13, 2026.

June 1, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 11, 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 11, 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 13, 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.