



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

File Number: LTB-L-045833-26

In the matter of: 802, 295 SHUTER ST
TORONTO ON M5A1W6

Between: Toronto Community Housing Corporation Landlord

And

Danny Ernest Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Danny Ernest (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 22, 2026 with respect to application LTB-L-007288-25.

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 failed to not engage in illegal activity involving assaulting others in the residential complex; or Impair the safety of any person in the residential complex, including by assault or violence.**
 - a. On May 9, 2026, at approximately 6:10 p.m., Toronto Police Service received a report of loud banging and yelling originating from the Tenant's unit. It was reported that the Tenant was preventing an individual from leaving the unit.

Police attended the rental unit, intervened, and arrested the Tenant. The Tenant was subsequently charged with Forcible Confinement, contrary to section 279(2) of the Criminal Code, and Fail to Comply with a Probation Order, contrary to section 733.1(1) of the Criminal Code.

It is ordered that:

1. Order LTB-L-007288-25 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 14, 2026.
3. If the unit is not vacated on or before June 14, 2026, then starting June 15, 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 15, 2026.

June 3, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until June 13, 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 13, 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 14, 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.