



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

File Number: LTB-L-043143-26

In the matter of: 810, 121 PARKDALE AVE
OTTAWA ON K1Y4J2

Between: 10543969 Canada Inc. Landlord

And

Stephen Patrick Morrow Tenant

10543969 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Patrick Morrow (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 12, 2025, with respect to application LTB-L-075080-25.

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 specified in the order:

The Tenant breached paragraph 2 of order LTB-L-075080-25 issued on December 12, 2025. The Tenant, occupant(s), and or guest(s) of the rental unit shall ensure that there is no excessive noise emanating from the rental unit or in the residential complex. On May 11, 2026, the tenant breached those terms by creating excessive noise within the rental unit.

It is ordered that:

1. Order LTB-L-075080-25 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

Joshua Labbe
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.