



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

File Number: LTB-L-047071-26

In the matter of: 8, 60 ELGIN ST
BELLEVILLE ON K8P4B2

Between: Roger Taylor Landlord
1642648 Ontario Inc

And

Joy Macrae Tenant

This application was decided without a hearing being held.

Determinations:

The Tenant has breached the conditions of the Order by failing to ensure that an animal brought onto the residential complex was properly controlled. Specifically, on May 13, 2026, at approximately 3:34 p.m., a dog owned by the Tenant or the Tenant's guest escaped from the rental unit and entered the common area without being secured on a leash. The dog subsequently attacked another tenant within the residential complex, causing significant injuries.

This conduct constitutes a failure to comply with the Order's requirement that all animals be kept on a leash in common areas and demonstrates a failure to take reasonable steps to prevent the animal from escaping and causing harm.

Pursuant to section 78 of the Residential Tenancies Act, 2006, the Landlord seeks an order terminating the tenancy and evicting the Tenant without further notice due to the Tenant's breach of the Order.

It is ordered that:

1. Order LTB-L-024465-25 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 16, 2026.
3. If the unit is not vacated on or before June 16, 2026, then starting June 17, 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 17, 2026.

June 5, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 15, 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 15, 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 17, 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.