



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

File Number: LTB-L-049315-26

In the matter of: 326, 17 BRIMLEY RD
SCARBOROUGH ON M1M3T8

Between: Toronto Seniors Housing Corporation Landlord

And

Rona May Mary Belanger Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rona May Mary Belanger (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on May 7, 2026, with respect to application LTB-L-011217-26-SA.

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 failed to refrain from committing an illegal act within the residential complex.
The Tenant failed to refrain from any act that seriously impairs the safety of any person in the residential complex.

On or about May 17, 2026, the Landlord's Community Safety Unit ("CSU") was dispatched to the residential complex for a report that the Tenant had forced her way into a neighbouring unit, demanded drugs, choked the resident of the unit and took \$40.00 from the kitchen counter at the unit. CSU Special Constables arrived at the Residential Complex and were met by Toronto Police Services ("TPS").

On or about May 29, 2026, the Tenant was located by TPS in the rental unit, was arrested and subsequently charged with Unlawfully in a Dwelling House, contrary to the Criminal Code, Section 349(1), and Robbery/Theft with Violence, contrary to the Criminal Code, Section 343(b).

3. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$20.55. This amount is calculated as follows: \$625.00 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 26, 2026.
2. If the unit is not vacated on or before June 26, 2026, then starting June 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 27, 2026.
4. The Tenant shall pay to the Landlord \$20.55 per day for compensation for the use of the unit starting June 16, 2026 to the date the Tenant moves out of the unit.

June 15, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until June 25, 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 25, 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 27, 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.