



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

File Number: LTB-L-049190-26

In the matter of: 11, 244 MCKELLAR STREET
GLENCOE ON N0L1M0

Between: KAYE STREET RESIDENCES INC Landlord

And

JOHN TENK Tenants
WENDI MCINTYRE

KAYE STREET RESIDENCES INC (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN TENK and WENDI MCINTYRE (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on May 13, 2026, with respect to application LTB-L-007276-26.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following conditions specified in the order:

The Tenants failed to refrain from using profane language or gestures towards other tenants, occupants, guests, or the Landlords' staff or agents. The Tenants substantially interfered with the reasonable enjoyment of other tenants, guests/occupants at the residential complex.

On May 20, 2026 at approximately 5:59 am, the Tenant John Tenk was in the hallway and gave another tenant the finger.

At early hours of the morning on May 21, 2026, May 24, 2026, May 26, 2026, May 27, 2026, and June 1, 2026, the Tenant John Tenk slams the garbage dumpster at the residential complex.

On May 23, 2026, at approximately 5:57 am, the Tenant John Tenk walked up to the building where a tenant was by their patio door and proceeds to call the tenant a cow.

On May 29th 2026 at approximately 6:00 am, the Superintendent's son Darlene was standing out front of the building waiting for a ride and the Tenant John Tenk proceeded to stick up his middle finger at him.

On May 25, 2026, May 30, 2026, May 31, 2026, and June 1, 2026, the Tenant John Tenk was recording another tenant at their unit.

On May 30th, 2026 at approximately 10:36 am, the tenant called the OPP Non-emergency line to report ongoing harassing behaviour, recording into her bedroom window, and calling of names, and flipping of the finger at her from the Tenant John Tenk.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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.

June 15, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

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

The Tenants have 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 Tenants file 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.