



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

File Number: LTB-L-049839-26

In the matter of: 214, 490 SIDNEY ST
BELLEVILLE ON K8P0H6

Between: Hastings Local Housing Corporation Landlord

And

Travis Place Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Travis Place (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 27, 2026, with respect to application LTB-L-013375-26.

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 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 allowing anyone to reside in their unit without prior written permission from the Landlord.

On June 9, 2026, the Landlord issued a letter to the Tenant advising there is an unknown male occupant residing in the rental unit since May 10, 2026 without authorization from the Landlord. The Landlord produced photographs of the unauthorized occupant's vehicle parked in the parking lot at the residential complex from May 10, 2026 - June 9, 2026.

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.

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.