



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

**File Number:** LTB-L-036091-26

**In the matter of:** 893 PELISSIER ST  
WINDSOR ON N9A4L6

**Between:** WINDSOR HOMES COALITION INC. Landlord

**And**

TEARRA FINDLAY Tenant

WINDSOR HOMES COALITION INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TEARRA FINDLAY (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on with respect to application LTB-L-073280-25.

A hearing was held by videoconference on June 11, 2026 to consider this application. The Landlord's representative Sonny Lachapelle, and the Tenant, attended the hearing.

**Determinations:**

1. The order mediated settlement 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 conditions in the order mediated settlement.
2. I find that the Tenant did not meet the following conditions specified in the order mediated settlement:
3. The Landlord's photographs show that the Tenant failed to dispose of all garbage and recycling materials in the appropriate City of Windsor approved containers that are to be kept outside of the building; and that the Tenant did not pick up and dispose of the Tenant's dog feces on a regular basis.
4. The application was filed within 30 days of the breach.
5. Since the Landlord took the photographs of the dog feces on the stairs, the Tenant has had the dog put down. As such, this will no longer be an issue with this tenancy.
6. The Tenant introduced photographs that demonstrate the issue of garbage and recycling has been resolved since the Landlord took the photographs of the yard.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. Considering the fact that the Tenant did not comply with the order until after the Landlord filed for eviction, this should be considered the Tenant's final opportunity to comply with the conditions set out in order LTB-L-073280-25 for relief from eviction.

**It is ordered that:**

1. The Landlord's application is dismissed.
2. Order LTB-L-073280-25 remains in effect.

**June 22, 2026**

**Date Issued**

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Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.