



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

File Number: LTB-L-051508-26

In the matter of: 108, 212 BROCK ST
PETERBOROUGH ON K9H2P5

Between: Canadian Mental Health Association HKPR Landlord

And

Derek Head Tenant

Canadian Mental Health Association HKPR (the 'Landlord') applied for an order to terminate the tenancy and evict Derek Head (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 20, 2026, with respect to application LTB-L-103756-25.

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 has breached the conditions of the LTB order dated May 20, 2026. Specifically, individuals associated with the Tenant were observed on multiple occasions (May 21, May 22, and May 23, 2026) using and engaging in the purchase of illicit substances within the residential complex. In addition, on May 29, 2026, a guest of the Tenant allowed a dog to attack another resident's dog, causing injury and interfering with the reasonable enjoyment and safety of other tenants. These incidents constitute breaches of the order prohibiting the use of illicit substances and interference with the reasonable enjoyment of the residential complex.

It is ordered that:

1. Order LTB-L-103756-25 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 30, 2026.

3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

June 19, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 29, 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 29, 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 January 1, 2027, 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.