



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

File Number: LTB-L-053556-26

In the matter of: 1515, 920 OUELLETTE AVE
WINDSOR ON N9A1C8

Between: Windsor Essex Community Housing Corporation Landlord

And

Paul Courish Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Courish (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 12, 2025, with respect to application LTB-L-050633-25-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 has breached the previous order requiring the rental unit to be maintained in an ordinary state of cleanliness at a Clutter Image Scale of level 2 or below, and free of hazards and obstructions.

On June 12, 2026, the Landlord conducted a lawful inspection with proper 24-hour notice and observed excessive clutter, trip hazards, and obstructed paths of egress, particularly in the bedroom and on the balcony.

These conditions exceed the permitted standard and violate the terms of the order. Photographic evidence confirms the Tenant's non-compliance.

It is ordered that:

1. Order LTB-L-050633-25-SA 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 July 7, 2026.
3. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 8, 2026.

June 26, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until July 6, 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 July 6, 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 8, 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.