



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

File Number: LTB-L-052590-26

In the matter of: 306, 45 BUCKINGHAM DR
STRATFORD ON N5A7B7

Between: Perth and Stratford Housing Corporation Landlord

And

Alanna Mulready Tenant

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alanna Mulready (the 'Tenant') because the Tenant did not meet a condition specified in the amended order issued by the LTB on June 29, 2026 with respect to application LTB-L-025301-25-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 did not refrain from storing or leaving any personal items in the hallway or other common areas of the residential complex for any period exceeding five (5) minutes. These areas must remain clear and accessible at all times.

On June 3rd 2026 the Tenant exited the rental unit and went down the hall of the residential comp. During this time, a guest of the Tenant, rode their bike with a trolley attached to the back to the Tenants' unit. The Tenant met the guest in the residential complex hallway before letting the guest into the rental unit. The tenant's guest parked their bike and bike trolley in the hallway out front of the rental unit. The Tenant and their guest's bike blocked the entirety of the hallway, including the exit for at least 7 minutes as captured on the Landlord's video surveillance.

On June 8, 2026, a bike trolley was in the hallway outside of the Tenants' unit. Approximately 10 minutes into the video surveillance, a guest bikes down the hallway of the residential complex and stood outside of the rental unit on their bike. The Tenant left the rental unit to go to the end of the hallway to retrieve

another bike trolley and leaned it against the wall in the hallway of the residential complex outside the rental unit. The two bike trolley's remained in the hallway of the residential complex for at least 35 minutes while the Tenant and their guest were inside the rental unit.

It is ordered that:

1. Order LTB-L-025301-25-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 11, 2026.
3. If the unit is not vacated on or before July 11, 2026, then starting July 12, 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 12, 2026.

June 30, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until July 10, 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 10, 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.