



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

File Number: LTB-L-054899-26

In the matter of: APARTMENT 1, 1524 KING STREET WEST
TORONTO ON M6K1J6

Between: David Oleson Landlord

And

ISSAC AKA ISAAC GOWER Tenant

David Oleson (the 'Landlord') applied for an order to terminate the tenancy and evict ISSAC AKA ISAAC GOWER (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 5, 2026 with respect to application LTB-L-038807-24.

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 conditions specified in the order:

The Tenant failed to refrain from engaging in conduct that seriously impairs the safety of any person in the residential complex.

The tenant failed to refrain from uttering threats of death or bodily harm to any other person in the residential complex.

On May 31, 2026, the Tenant exited his apartment and stood on the back lawn of the residential complex while shouting threats and insults at random people. The statements included, but were not limited to calling people “bitch”, “faggot”, and “f-----g pussy”. Numerous neighbours contacted the police and reported the Tenant had a knife and was threatening random people. The police handcuffed and arrested the Tenant the same day.

3. The Landlord collected a rent deposit of \$1,200.00 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2022 to June 30, 2026.

5. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$41.26. This amount is calculated as follows: \$1,255.00 x 12, divided by 365 days.

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 July 11, 2026.
2. 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.
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 July 12, 2026.
4. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$1,294.53*.
5. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$41.26 per day for compensation for the use of the unit starting July 1, 2026 to the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

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 12, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Less the rent deposit:		-\$1,200.00
Less the interest owing on the rent deposit	October 1, 2022 to June 30, 2026	-\$94.53
Plus daily compensation owing for each day of occupation starting July 1, 2026		\$41.26 (per day)
Total the Tenant must pay the Landlord:		- \$(1,294.53) +\$41.26 per day starting July 1, 2026