



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

File Number: TSL-24360-21

In the matter of: 101, 194 DUNN AVENUE
TORONTO ON M6K2R9

Between: Native Mens Residence

Landlord

and

Donny Tabobandung

Tenant

Native Mens Residence (the 'Landlord') applied for an order to terminate the tenancy and evict Donny Tabobandung (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on June 10, 2021 with respect to application TSL-20068-21.

Determinations:

1. The order provided that the Landlord could apply to the Board 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 did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following condition specified in the order:

In the August 8, 2019 consent order between the Landlord and the Tenant, it states in paragraph 1(b): “*The Tenant shall control his dog, by not allowing it to block pathways or walkways in the common areas of the residential complex, or lunge at any other tenant.*”

On September 16, 2021 at approximately 3:10p.m., the Tenant’s dog was blocking the path to the laundry room and the dog was left unattended, with the leash spread across the walkway. This was a breach of paragraph 1(b) of the consent order.

This L4 application was filed on September 21, 2021, within 30 days of the breach described above.

It is ordered that:

1. Order TSL-20068-21 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 October 26, 2021.
3. If the unit is not vacated on or before October 26, 2021, then starting October 27, 2021, 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 October 27, 2021.

October 15, 2021
Date Issued



Michelle Tan
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

The tenant has until October 25, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by October 25, 2021 the order will be stayed and the Board 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 April 27, 2022 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.