



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

File Number: TEL-21231-21

In the matter of: 30 GOULD STREET
TRENTON ON K8V1Y6

Between: Hastings Local Housing Corporation

Landlord

and

Violet Sutherland

Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Violet Sutherland (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on September 7, 2021 with respect to application TEL-18462-21.

Determinations:

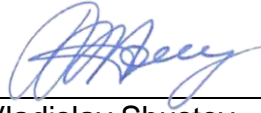
1. The order provided that the Landlord could apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following condition specified in the order: **The Tenant did not replace the patio stones in the backyard by October 21, 2021 as per the instructions in the Order dated September 21, 2021.**

It is ordered that:

1. Order TEL-18462-21 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 January 18, 2022.
3. If the unit is not vacated on or before January 18, 2022, then starting January 19, 2022, 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 January 19, 2022.

January 7, 2022
Date Issued



Vladislav Shustov
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until January 17, 2022 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 January 17, 2022 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 July 19, 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.