



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

File Number: TSL-23678-21

In the matter of: 103, 95 HIGH PARK AVENUE
TORONTO ON M6P2R8

Between: 1213763 Ontario Inc. Landlord

and

Nicole April Fair Tenant

1213763 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole April Fair (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on May 26, 2021 with respect to application TSL-18633-20.

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 refrain from stealing packages form the lobby or any other area of the residential complex for a one-year period that started May 26, 2021.**

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 November 21, 2021.
2. If the unit is not vacated on or before November 21, 2021, then starting November 22, 2021, 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 November 22, 2021.

November 10, 2021
Date Issued

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

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

The tenant has until November 20, 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 November 20, 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 May 22, 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.