



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

**File Number:** SOL-25046-21

**In the matter of:** 1 FRONT UNIT, 4918 BRIDGE STREET  
NIAGARA FALLS ON L2E2S3

**Between:** A Cubed Enterprises Landlord

**and**

Deborah Little Tenant

A Cubed Enterprises (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Little (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on June 21, 2021 with respect to application SOL-18258-20.

**Determinations:**

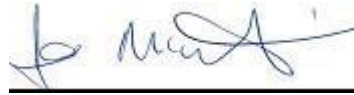
1. The order provided that the Landlord could apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain conditions specified in the order.
2. I find that the Tenant has not met the following conditions specified in the order: On July 21, 2021 the City of Niagara Falls bylaw department called Haven Property Management with a potential infraction, being that of garbage and debris on the front porch of the unit and the front lawn of the property. This was observed by the property manager, and to date has not yet been satisfied. This was also reported by Reggies Renovations, a contractor who was attending to contracting work being performed on the complex.

**It is ordered that:**

1. Order SOL-18258-20 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 23, 2021.
3. If the unit is not vacated on or before October 23, 2021, then starting October 24, 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 24, 2021.

**October 12, 2021**  
**Date Issued**



**Jim McMaster**  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

The tenant has until October 22, 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 22, 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 24, 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.