



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

**File Number:** SWL-52918-21

**In the matter of:** 1515, 920 OUELLETTE AVENUE  
WINDSOR ON N9A1C8

**Between:** Windsor Essex Community Housing Corporation Landlord  
  
**and**  
  
Paul Courish Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Courish (the 'Tenant') because the Tenant failed to meet a condition specified in the mediated settlement issued by the Board on May 20, 2021 with respect to application SWL-39361-19.

**Determinations:**

1. The mediated settlement 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 settlement.
2. I find that the Tenant has not met the following condition specified in the settlement: **“On or before June 30, 2021, the Tenant shall follow the preparation instructions and prepare the rental unit to allow for effective pest control treatment.” An inspection revealed that the rental unit was cluttered with excessive content and was not prepared for effective pest control treatment by June 30, 2021, which was a breach of paragraph 1 of the consent order dated May 20, 2021. This L4 application was filed on July 9, 2021 within 30 days of the breach.**

**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 August 3, 2021 (standard 11 days from the issuance date of this order).
2. If the unit is not vacated on or before August 3, 2021, then starting August 4, 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 August 4, 2021.

**July 23, 2021**

**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6



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Michelle Tan

Member, Landlord and Tenant Board

The tenant has until August 2, 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 August 2, 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 February 4, 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.