



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

File Number: LTB-L-008290-26

In the matter of: Bedroom 4, 290 SHELDON AVE N
KITCHENER ON N2H3M8

Between: Thresholds Homes and Supports Inc. Landlord

And

Rafael (Ralph) Vallecillo Tenant

Thresholds Homes and Supports Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rafael (Ralph) Vallecillo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 7, 2025, with respect to application LTB-L-050404-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB 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 does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

On January 26, 2026 the Tenant became aggressive with the staff in the rental unit to the point that they had to barricade themselves into their office and call for Police to attend. The Tenant was verbally abusive to the staff and was punching the door to get in.

Therefore ,the Tenant has failed to keep the safety of others within the residential complex including by not limited to making threats, striking persons, throwing items, or acting in an aggressive manner.

It is ordered that:

1. Order LTB-L-050404-24 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 February 13, 2026.

3. If the unit is not vacated on or before February 13, 2026, then starting February 14, 2026, 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 February 14, 2026.

February 2, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until February 12, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by February 12, 2026, the order will be stayed, and the LTB 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 August 14, 2026, 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.