



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

File Number: LTB-L-010661-26

In the matter of: 223, 232 DELHI ST
GUELPH ON N1E4K3

Between: The Corporation of the County of Wellington Landlord

And

Joseph Petric Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Petric (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 10, 2025 with respect to application LTB-L-036539-24.

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 conditions in Paragraphs 1 and 2 as specified in the January 10, 2026 consent order:
 1. *The Tenant shall not allow guests who have a trespass order issued against, specifically Steven Donnelly and Jade O'Brien, onto the rental complex for a period of 36 months from the date of this order.*
 2. *The Tenant or the Tenant's guests shall not cause excessive noise by yelling or screaming in the rental unit and/or the residential complex for a period of 36 months from the date of this order.*

The Landlord received a written complaint regarding an incident that occurred on January 19, 2026, at approximately 10:00pm. The Tenant and a female guest, confirmed to be Jade O'Brien, were screaming and swearing at one another. The incident started in the Tenant's rental unit and then moved into the common hallway outside the rental unit; doors were banged and slammed. The Tenant went back inside the rental unit and Jade O'Brien was seen attempting to set fire to a

Remembrance Day poppy on the door of the rental unit. The police attended the rental unit and spoke with the Tenant; the Tenant showed the police scratches to his face, resulting from the Tenant's altercation with Jade O'Brien.

It is ordered that:

1. Order LTB-L-036539-24 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 20, 2026.
3. If the unit is not vacated on or before February 20, 2026, then starting February 21, 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 21, 2026.

February 9, 2026

Date Issued

Joshua Labbe

Member, Landlord and Tenant Board

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

The Tenant has until February 19, 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 19, 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 21, 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.