



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

File Number: LTB-L-013350-26

In the matter of: C504, 1310C NESBITT DR
SUDBURY ON P3E6B1

Between: Panoramic Properties Inc. Landlord

And

Michael Vocaturo Tenant

Panoramic Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Vocaturo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 3, 2025, with respect to application LTB-L-064476-25.

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:

The Tenant failed to adhere to the building by-laws, regulations, and/or ordinances while occupying the residential complex on January 21, 2026, at 12:00 p.m when police were called to the residential complex because the Tenant barricaded and locked himself inside the women's sauna and refused to leave. The Tenant was yelling, swearing, and using threatening language. This could be heard disturbing the management and other tenants of the building.

3. The Landlord collected a rent deposit of \$1,195.00 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from October 24, 2018, to February 17, 2026.
5. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$44.68. This amount is calculated as follows: \$1,358.91 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-064476-25 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 28, 2026.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds any compensation the Landlord is entitled to by \$1,354.81*.
6. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$44.68 per day for compensation for the use of the unit starting February 18, 2026, to the date the Tenant moves out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

February 17, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until February 27, 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 27, 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 September 1, 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.