



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

File Number: LTB-L-010296-26

In the matter of: 221, 200 CHESTNUT ST
ST. THOMAS ON N5R5P3

Between: St. Thomas-Elgin Social Services Landlord

And

Nicole Rapposelli Tenant

St. Thomas-Elgin Social Services (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Rapposelli (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on May 5, 2025 with respect to application LTB-L-020821-25.

A hearing was held by videoconference on March 9, 2026 to consider this application.

Only the Landlord's Agent, G. Renner, attended the hearing.

As of 1:30 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 conditions in the order.

The breach

2. I find that the Tenant did not meet the following condition specified in the order:

The Tenant harassed or threatened the Landlord's staff in a manner that substantially interfered with the reasonable enjoyment or lawful right, privilege, or interest of the Landlord.

3. On January 20, 2026, the Tenant got verbally aggressive, cursed, and made inappropriate and unwanted comments directed at the Landlord's staff member during a telephone conversation.
4. The application was filed within 30 days of the breach.

Section 83 considerations

5. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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 March 29, 2026.
2. If the unit is not vacated on or before March 29, 2026, then starting March 30, 2026, 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 March 30, 2026.

March 18, 2026

Date Issued

Lisa Del Vecchio

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 of the Tenant expires on September 30, 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.