



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

File Number: LTB-L-019410-26

In the matter of: 207, 166 LOUIS ST
SUDBURY ON P3B2H3

Between: Greater Sudbury Housing Corporation Landlord

And

Tyler Pilon Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler Pilon (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 28, 2025 with respect to application LTB-L-060514-25-SA.

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 did not refrain from propping open any entry/exit doors in the residential complex and shall ensure his guests do not prop open any entry/exit doors in the residential complex.

On February 23, 2026 at approximately 9:28 pm, the Tenant was observed propping open the basement exit door at the residential complex. Municipal Law Enforcement Officers subsequently secured the door.

On March 2, 2026 at approximately 9:04 am, the Tenant opened the south stairwell side door at the residential complex. An unknown male entered and held the front lobby door open and multiple individuals entered the building and proceeded to the rental unit.

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 27, 2026.
2. If the unit is not vacated on or before March 27, 2026, then starting March 28, 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 28, 2026.

March 16, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until March 26, 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 March 26, 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 28, 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.