



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

**File Number:** LTB-L-021820-26

**In the matter of:** 107, 767 WILSON RD N  
OSHAWA ON L1G6G1

**Between:** Durham Region Non Profit Housing Corporation Landlord

**And**

Skye Robichaud-Miller Tenant

Durham Region Non Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Skye Robichaud-Miller (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 4, 2025 with respect to application LTB-L-061458-25.

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 conditions in Paragraph 2 as specified in the December 4, 2025 consent order:

*2. Effective immediately and for a period of 18 months:*

*a) The Tenant shall continue to participate in community support services or other mental support services.*

*b) The Tenant, the Tenant's occupants and guests shall not seriously impair the safety of another tenant of the residential complex, including but not limited to fighting, threatening, arguing and or engaging in any conduct that creates a risk of harm or disturbance to others.*

*c) The Tenant shall not make excessive or persistent noise.*

*d) The Tenant shall not leave cigarette butts or drug paraphernalia in the common areas of the residential complex.*

*e) The Tenant's occupants and guests shall not roam the residential complex unaccompanied by the Tenant.*

*f) The Tenant, the Tenant's guests and occupants shall not allow Cristian Ojugberu, into the residential complex.*

**On February 23, 2026, at approximately 10:45pm, the Tenant knocked on another resident's door in the complex and was screaming death threats at this resident.**

**On February 24, 2026, at approximately 1:06pm, the Tenant continued to knock on the same resident's door in the complex.**

**It is ordered that:**

1. Order LTB-L-061458-25 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 March 27, 2026.
3. 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.
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 28, 2026.

**March 16, 2026**  
**Date Issued**

\_\_\_\_\_  
Kelly Delaney

Member, 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.