



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

File Number: LTB-L-104219-25

In the matter of: 104, 166 LOUIS ST
SUDBURY ON P3B2H3

Between: Greater Sudbury Housing Corporation Landlord

And

Robert Ubdegrove Tenant

On December 17, 2025 the Landlord filed an application alleging the Tenant breached the order issued on October 3, 2025 with respect to application LTB-L-045129-25.

A hearing was held by videoconference on January 19, 2026 to consider this application.

Only the Landlord's agent, Suzette Pellerin, attended the hearing.

As of 1:26pm, 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. For the reasons that follow the tenancy between the Landlord and the Tenant is terminated and the Tenant must move out on or before March 31, 2026.

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2. The 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.
3. At the hearing, the Landlord's uncontested evidence was, on November 7, 2025 the Landlord served a notice of entry for November 10, 2025 to inspect the unit. Upon entry on November 10, 2025, the Landlord observed that the state of the rental unit had not progressed much – the floor was dirty, there was an open food source attracting vermin and a cockroach infestation remained a live issue. The Tenant told the Landlord they had support through CMHA to help clean up so the Tenant was granted more time to comply with the order.

4. The Landlord testified that on December 11, 2025 the Landlord served notice of entry for Decemebr 15, 2025 to inspect the unit. On this date, the Landlord observed the unit's condition had worsened. The kitchen remained in the same state, there was more garbage, no room for egress and many vermin.
5. The Landlord submist they have serious concerns with the state of the unit particualtly because ethe pest control technicians refuse to treat the unit due to the lack fo cleanliness, which is impacting the residents living around and above/below the Tenant. The Landlord cannot understand why the Tenant is unable to comply with the order when the Tenant has engaged with many supports to assist.
6. The Landlord recognizes that this is a long term tenancy which began eleven yhears ago and the unti is a rent geared to income unit however the Landlord seeks a termination of the tenancy due to the Tenant's failure to coopeate and clear their unit so that pest control treatments can take place.
7. Based on the uncontested evidence before the Board I find that the Tenant did not meet the conditions specified in the order, particularly to Render the rental unit to a state of ordinary cleanliness on or before October 31 2025 and thereafter maintain the property in a state of ordinary cleanliness and to adequately prepare the rental unit for all scheduled pest control treatments in accordance with the Landlord's and or the Landlord's pest control vendor's instructions.
8. I am satisfied the application was filed within 30 days of the breach on December 17, 2025, two days after the inspection.
9. With respect to the Landlord's request for eviction, I find, given the evidence before me that it would not be appropriate to impose another conditional order particularly where the Tenant has demonstrated that they are either unwilling or unable to abide by conditions to preserve their tenancy.
10. As such, given the length of the tenancy, the Tenant's personal circumstances that the Landlord was aware of and balancing that with the condition of the rental unit, I find it appropriate to grant eviction and terminate the tenancy in the standard eleven-day period.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act') and find that it would be unfair to grant relief from eviction.
12. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out on or before March 31, 2026.

2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.

March 20, 2026
Date Issued

Sonia Anwar-Ali
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 expires on October 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.