



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

File Number: LTB-L-016455-26

In the matter of: 305, 133 WOODSIDE AVE
CAMBRIDGE ON N1S4M2

Between: Centurion Property Associates Inc Landlord

And

Darryl Belyea Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Darryl Belyea (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 3, 2025, with respect to application LTB-L-086508-24.

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:

On February 22, 2026, the Tenant was observed on surveillance footage walking in the hallway of the residential complex with what appears to be a bat in his hand. He stops at a door as an elderly woman exits her unit, he points down the hallway and the woman proceeds to walk away. He then approaches another unit, mutters some words and wields the bat at the door. He walks away briefly then returns and begins pointing towards the door while appearing to yell at someone inside the unit.

It is ordered that:

1. Order LTB-L-086508-24 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 April 7, 2026.
3. If the unit is not vacated on or before April 7, 2026, then starting April 8, 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 April 8, 2026.

March 27, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until April 6, 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 April 6, 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 October 8, 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.