



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

File Number: LTB-L-027946-26

In the matter of: 207, 16 LAKE ST
PICTON ON K0K2T0

Between: PELA Housing Corporation Landlord

And

Daniel Geertsma Tenant

PELA Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Geertsma (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 6, 2026, with respect to application LTB-L-097960-25.

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 condition specified in the order:

The Tenant caused the disturbance in the residential complex, including making loud noise, using profane language, yelling and screaming.

On March 4, 2026, the Landlord received a complaint that the Tenant was screaming and yelling within the rental unit.

On March 26, 2026, the Landlord received a further complaint that the Tenant was yelling, screaming, and banging on the walls within the rental unit for an extended period of time, exceeding two hours.

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 April 13, 2026.

2. If the unit is not vacated on or before April 13, 2026, then starting April 14, 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 14, 2026.

April 2, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until April 12, 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 12, 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 14, 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.