



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

File Number: LTB-L-043934-26

In the matter of: 3, 48 BARRIE RD
ORILLIA ON L3V2P7

Between: Chaim Koff Landlord

And

Jeremy Johnson Tenant

Chaim Koff (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Johnson (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 17, 2026, with respect to application LTB-L-102803-25.

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 conditions 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 engaged in repeated aggressive, disruptive, and intimidating conduct. On March 30 and 31, 2026, the Tenant yelled, swore, banged on walls, and directed abusive language toward others, including a maintenance worker and neighbouring tenants.

After being given an opportunity to correct the behaviour in accordance with the order, the conduct continued. On May 15, 2026, the Tenant engaged in a prolonged verbal altercation involving yelling, swearing, banging, and loud music, disturbing other tenants.

On May 19, 2026, the Tenant attempted to provoke another tenant and engaged in further aggressive conduct, including yelling, repeated banging, spitting on a tenant's vehicle, and throwing frozen eggs at it.

It is ordered that:

1. Order LTB-L-102803-25 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 June 6, 2026.
3. If the unit is not vacated on or before June 6, 2026, then starting June 7, 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 June 7, 2026.

May 26, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until June 5, 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 June 5, 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 December 7, 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.