



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

File Number: LTB-L-049938-26

In the matter of: 208, 588 ALBERT ST W
SAULT STE. MARIE ON P6A1C5

Between: Sault Ste. Marie Housing Corporation Landlord

And

Tyrone Rice Tenant

Sault Ste. Marie Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Tyrone Rice (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on with respect to application LTB-L-064557-25.

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 specified in the order:

The Tenant failed to refrain to not engage in any conduct that endangers or interferes with the safety, reasonable enjoyment, or privacy of the Landlord, the property managers, contractors, other staff, Tenants or guests residing at the residential complex, including any behaviour that is harassing, threatening, intimidating, or otherwise hostile or disruptive (such as yelling, aggression, or unwanted confrontations).

The Landlord received the following complaints from other Tenants residing at the residential complex:

- a. On May 12, 2026, the Tenant engaged in disruptive and aggressive behaviour within the unit, including yelling, throwing objects, slamming doors, and moving furniture.
- b. On May 18, 2026, the Tenant engaged in loud and disruptive conduct by screaming and yelling out of a window.
- c. On May 26, 2026, the Tenant repeatedly slammed their door while yelling statements encouraging self-harm, constituting serious verbal harassment, intimidation, and abusive conduct.

- d. On May 29, 2026, the Tenant engaged in disruptive behaviour by repeatedly yelling individuals' names.
- e. On May 29, 2026, the Tenant made a direct and explicit threat of death, using discriminatory and harassing language.

It is ordered that:

1. Order LTB-L-064557-25 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 27, 2026.
3. If the unit is not vacated on or before June 27, 2026, then starting June 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 June 28, 2026.

June 16, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until June 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 June 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 December 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.