



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

File Number: LTB-L-053546-26

In the matter of: 410, 247 EAST AVE N
HAMILTON ON L8L0E1

Between: Indwell Community Homes Landlord

And

Terry Soede Tenant

Indwell Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Terry Soede (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on May 5, 2026, with respect to application LTB-L-009690-26.

This application was decided without a hearing being held.

Determinations:

1. The mediated settlement 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 mediated settlement. 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 mediated settlement:

The Tenant failed to refrain from making threats of physical violence or speak in an abusive or intimidating manner towards tenants, staff, or guests.

- a) On June 1st, 2026, at 5:03 p.m., the Tenant followed one of the Landlord's Staff as they were leaving the building. The Tenant stated the following to the Landlord's staff member: "that's right, run while you can, you can run but you can't hide, and don't forget I know where you live you piece of shit".

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 July 10, 2026.
2. If the unit is not vacated on or before July 10, 2026, then starting July 11, 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 July 11, 2026.

June 29, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until July 9, 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 July 9, 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 January 11, 2027, 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.