



**In the matter of:** FRONT, 190 CHURCH STREET  
SAULT STE MARIE ON P6A3H5

**Between:** Tim Janzen Landlord  
  
**and**  
  
Dave Moore Tenant

On November 10, 2021, Tim Janzen (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Moore (the 'Tenant') because the Tenant failed to meet a condition specified in the mediated settlement issued by the Board on August 24, 2021 with respect to application NOL-42552-21.

**Determinations:**

1. The mediated settlement provided that the Landlord could apply to the Board 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 did not meet certain condition(s) specified in the settlement.
2. I find that the Tenant has not met the following condition specified in the settlement:

**The Tenant was not to threaten another tenant in the residential complex.**

**On November 5, 2021, the Tenant names in this order attacked another tenant in the residential complex ordering the tenant to leave. The Sault Ste Marie Police were called (incident report #21027994).**

**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 January 16, 2022.
2. If the unit is not vacated on or before January 16, 2022, then starting January 17, 2022, 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 January 17, 2022.

**January 5, 2022**  
**Date Issued**



**Jim McMaster**  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

The tenant has until January 15, 2022 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by January 15, 2022 the order will be stayed and the Board 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 July 17, 2022 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.