



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

**Citation:** Greater Sudbury Housing Corporation v Ricard, 2023 ONLTB 30358

**Date:** 2023-04-05

**File Number:** LTB-L-011713-23

**In the matter of:** 1001, 1920 PARIS ST  
SUDBURY ON P3E4T9

**Between:** Greater Sudbury Housing Corporation Landlord

**And**

Sandra Ricard Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Ricard (the 'Tenant') and for an because the Tenant failed to meet a condition specified in the order issued by the Board on March 10, 2022 with respect to application NOL-44482-21.

This application was decided without a hearing being held.

### **Determinations:**

1. The order 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 conditions specified in the order.
2. I find that the Tenant has not met the following conditions specified in the order:
  - a) The Tenant, another occupant of the rental unit, or the Tenant's guests have substantially interfered with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex.. On January 20, 2023 and February 3, 2023, the Tenant did not provide access to the Landlord and the pest control technician to the rental unit for pest control treatment.

3. On February 6, 2023, the Landlord emailed the Tenant's support worker, Terry Burden from the Sudbury Homeless Network to provide notification that the Landlord would be filing the L4 application as set out as one of the conditions within the prior order NOL44482-21.

Order Page: 1 of 2

**File Number:** LTB-L-011713-23

2023 ONL TB 30358 (CanLII)

**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 16, 2023.
2. If the unit is not vacated on or before April 16, 2023, then starting April 17, 2023, 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 17, 2023.

**April 5, 2023**

**Date Issued**

---

Kimberly Parish

Member, Landlord and Tenant Board

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

The Tenant has until April 15, 2023 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 15, 2023 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 17, 2023 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.

