



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

Citation: CORAL NON PROFIT HOMES BARRIE (INC) v Kruisselbrink, 2023 ONLTB 27552

Date: 2023-03-23

File Number: LTB-L-001829-23

In the matter of: 408, 14 WORSLEY ST  
BARRIE ON L4M6K6

Between: CORAL NON PROFIT HOMES BARRIE Landlord  
(INC)

And

Gary Kruisselbrink Tenant

CORAL NON PROFIT HOMES BARRIE (INC) (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Kruisselbrink (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on June 9, 2022 with respect to application LTB-L-009988-22.

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 condition specified in the order:
  - On January 2, 2023 the Tenant, another occupant of the rental unity, or a person permitted in the residential complex by the Tenant interfered with the reasonable enjoyment of other tenants of the residential complex; and
  - On January 2, 2023, the Tenant, another occupant of the rental unity or a person permitted in the residential complex by the Tenant was confirmed to have committed an illegal act at the residential complex.

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 03, 2023.
2. If the unit is not vacated on or before April 03, 2023, then starting April 04, 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 04, 2023.

March 23, 2023

Date Issued

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Elle Venhola

Member, Landlord and Tenant Board

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

The Tenant has until April 02, 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 02, 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 04, 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.