



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

File Number: LTB-L-105181-25

In the matter of: 580 WEBER ST E
KITCHENER ON N2H1G8

Between: Elite PM Inc
Brittany Myers

Landlords

And

Katey Sibley

Tenant

Elite PM Inc and Brittany Myers (the 'Landlords') applied for an order to terminate the tenancy and evict Katey Sibley (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 20, 2025, with respect to application LTB-L-067147-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords 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:

The Tenant failed to pay the lawful monthly rent due by December 1, 2025.

3. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$68.21. This amount is calculated as follows: \$2,074.60 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 16, 2026.
2. If the unit is not vacated on or before January 16, 2026, then starting January 17, 2026, the Landlords 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 Landlords on or after January 17, 2026.

4. The Tenant shall also pay to the Landlords \$68.21 per day for compensation for the use of the unit starting January 6, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing on or before January 16, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from January 17, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

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

The Tenant has until January 15, 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 January 15, 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 July 17, 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.