



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

File Number: LTB-L-106454-25

In the matter of: 305, 2 ROYAL YORK RD
ETOBICOKE ON M8V2S6

Between: 2 Royal York Apartments Landlord

And

Dana Marie Ryan Tenants
Michael Craig Devane

2 Royal York Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Dana Marie Ryan and Michael Craig Devane (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on April 11, 2025, with respect to application LTB-L-005369-25.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain conditions in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following conditions specified in the order:

The Tenants substantially interfered with the reasonable enjoyment of other tenants at the residential complex. The Tenants have breached paragraph 1 of Order LTB-L-005369-25 as follows:

- 1) Paragraph 1(b): On November 29, 2025, the Tenant aggressively banged on another tenant's door, causing distress and prompting other tenants to call the police;
- 2) Paragraph 1(d): On November 29, 2025, the Tenant telephoned another tenant and left derogatory and harassing messages;
- 3) On November 30, 2025, the Tenant sent another derogatory message to the same tenant; and

- 4) On December 13, 2025, the Tenant arrived at another tenant's door and attempted to give that tenant a gift. The tenant refused the gift and the Tenant threw the gift at the tenant and threatened the tenant.

It is ordered that:

1. Order LTB-L-005369-25 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 17, 2026.
3. If the unit is not vacated on or before January 17, 2026, then starting January 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 18, 2026.

January 6, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenants had until January 16, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by January 16, 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 18, 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.