



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

File Number: LTB-L-106663-25

In the matter of: 36 COASTLINE DR
BRAMPTON ON L6Y0T5

Between: Yue Sun Landlords
Jingfang Ni

And

Augustine Izumba Tenants
Adanna Izumba

Yue Sun and Jingfang Ni (the 'Landlords') applied for an order to terminate the tenancy and evict Augustine Izumba and Adanna Izumba (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 8, 2025, with respect to application LTB-L-035176-25.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
1. I find that the Tenants have not met the following condition specified in the order: **The Tenant failed to pay the lawful monthly rent on or before December 1, 2025.**
2. The Landlords collected a rent deposit of \$3,100.00 from the Tenants and this deposit is still being held by the Landlords.
3. Interest on the rent deposit is owing to the Tenants for the period from April 5, 2024, to January 15, 2026.
4. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.
5. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$104.22. This amount is calculated as follows: \$3,170.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-035176-25 is cancelled.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 26, 2026.
3. If the unit is not vacated on or before January 26, 2026, then starting January 27, 2026, the Landlords 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 Landlords on or after January 27, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the compensation for damage the Landlords are entitled to by \$3,228.51*.
6. However, the Landlords are authorized to deduct the following from the amount the Landlords owe the Tenants: \$104.22 per day for compensation for the use of the unit starting January 16, 2026, to the date the Tenants move out of the unit.
7. The Landlords or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

January 15, 2026

Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until January 25, 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 25, 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 19, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlords:**

Reason for amount owing	Period	Amount
Less the rent deposit:		-\$3,100.00
Less the interest owing on the rent deposit	April 5, 2024, to January 15, 2026	-\$128.51
Plus, daily compensation owing for each day of occupation starting January 16, 2026		\$104.22 (per day)
Total the Tenants must pay the Landlords:		- \$3,228.51 +\$104.22 per day starting January 16, 2026