



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

File Number: LTB-L-002087-26

In the matter of: 705, 71 PARKWOODS VILLAGE DR
NORTH YORK ON M3A2Y1

Between: Drake Property Management Landlord

And

Juvy Villanueva Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Juvy Villanueva (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 6, 2026, with respect to application LTB-L-078664-25.

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 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 on January 1, 2026.

3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears owing.
4. The Tenant was required to pay \$12,271.60 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$11,115.40 and that amount is included in this order. This order replaces order LTB-L-078664-25.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from January 1, 2026 to January 31, 2026.
6. The Landlord is 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 \$38.01. This amount is calculated as follows: \$1,156.20 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-078664-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 25, 2026.
3. If the unit is not vacated on or before January 25, 2026, then starting January 26, 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 26, 2026.
5. The Tenant shall pay to the Landlord \$11,647.54*. **(Less any payments made by the Tenant after this application was filed on January 8, 2026).** This amount represents the rent owing up to January 14, 2026 and the cost of filing the previous application.
6. The Tenant shall also pay to the Landlord \$38.01 per day for compensation for the use of the unit starting January 15, 2026 to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 25, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from January 26, 2026 at 4.00% annually on the balance outstanding.

January 14, 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 24, 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 24, 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 26, 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 Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to December 31, 2025	\$11,115.40
New Arrears	January 1, 2026 to January 14, 2026	\$532.14
Plus daily compensation owing for each day of occupation starting January 15, 2026		\$38.01 (per day)
Total the Tenant must pay the Landlord:		\$11,647.54 +\$38.01 per day starting January 15, 2026