



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

File Number: LTB-L-003886-26

In the matter of: 313, 2715 ISLINGTON AVE
ETOBICOKE ON M9V5H3

Between: Our Saviour Thistlethorn Lutheran Lodge

Landlord

And

Ana Victoria Koenig

Tenant

Our Saviour Thistlethorn Lutheran Lodge (the 'Landlord') applied for an order to terminate the tenancy and evict Ana Victoria Koenig (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on December 3, 2025, with respect to application LTB-L-104576-24.

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 Landlord \$313.00 on or before December 31, 2025 for the reasonable out-of-pocket expenses the Landlord incurred because of the substantial interference, and the Landlord's \$186.00 cost of filing the application.

3. The application also seeks an order requiring the Tenants to pay unpaid costs related to substantial interference. The LTB does not have the authority to make such an order for an application filed under section 78 of the *Residential Tenancies Act, 2006* (Act). However, the order previously issued by the LTB with respect to application LTB-L-104576-24 requires the Tenants to pay unpaid costs related to substantial interference. That order remains in effect and may be enforced separately from this order. Therefore, this order only terminates the tenancy.
4. 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 \$17.98. This amount is calculated as follows: \$547.00 x 12, divided by 365 days.

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 January 30, 2026.
2. If the unit is not vacated on or before January 30, 2026, then starting January 31, 2026, 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 January 31, 2026.
4. The Tenant shall also pay to the Landlord \$17.98 per day for compensation for the use of the unit starting January 20, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.

January 19, 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 29, 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 29, 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 31, 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.