



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

**File Number:** LTB-L-003919-26

**In the matter of:** 607, 209 OAKLAND DR  
HAMILTON ON L8E1B8

**Between:** EIWO Canadian Management Ltd Landlord

**And**

Rebecca Crocker Tenants  
Matt Lucas

EIWO Canadian Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Crocker and Matt Lucas (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on November 27, 2025, with respect to application LTB-L-078328-25.

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 condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following condition specified in the order:

**The Tenants failed to ensure that their dog did not create excessive noise. Video evidence was provided by the Landlord in support of this application. The footage captures the noise from the dog is in the form of barking howling running jumping etc. and is shown occurring over multiple days December 15 2025 to December 18 2025 at multiple times of the day. The noise clearly persists within the rental unit and remains a substantial interference of other tenants' and the landlord's reasonable enjoyment. 9 videos were included with 2 on 15<sup>th</sup>, 3 on 16<sup>th</sup>, 2 on 17<sup>th</sup> and 2 on 18<sup>th</sup>.**

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.

2. If the unit is not vacated on or before January 31, 2026, then starting February 1, 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 February 1, 2026.

**January 20, 2026**  
**Date Issued**

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**James McMaster**  
Member, Landlord and Tenant Board

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

The Tenants have until January 30, 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 30, 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 August 1, 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.