



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

File Number: LTB-L-003587-26

In the matter of: 232, 234 NOLIN ST
SUDBURY ON P3C2V5

Between: Keith Hall Landlords
Kryssaundra Sinclair

And

Micheala Eshkakogan Tenant

Keith Hall and Kryssaundra Sinclair (the 'Landlords') applied for an order to terminate the tenancy and evict Micheala Eshkakogan (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 LTB on November 18, 2025, with respect to application LTB-L-080123-25.

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 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 to the Landlords the lawful rent of \$1,996.18 due on January 1, 2026.

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlords are entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$186.00 for compensation for the application filing fee in the previous order. This amount has been paid in full. This order replaces order LTB-L-080123-25.
5. The Landlords are 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 \$65.63. This amount is calculated as follows: \$1,996.18 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-080123-25 is cancelled.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 6, 2026.
3. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 2026.
5. The Tenant shall also pay to the Landlords \$65.63 per day for compensation for the use of the unit starting January 27, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlords the full amount owing on or before February 6, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from February 7, 2026, at 4.00% annually on the balance outstanding.

January 26, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

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

The Tenant has until February 5, 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 February 5, 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 7, 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 Calculations**Amount the Tenant must pay the Landlords:**

Reason for amount owing	Amount
Daily compensation owing for each day of occupation starting January 27, 2026	\$65.63 (per day)
Total the Tenant must pay the Landlords:	\$65.63 per day starting January 27, 2026