



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

File Number: LTB-L-001425-26-AM

In the matter of: 1, 322 LAKESHORE RD W
MISSISSAUGA ON L5H1G8

Between: 322 Lakeshore Road West Inc.

Landlord

And

Stanley Barratteau
Beatrice Boncy

Tenants

322 Lakeshore Road West Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stanley Barratteau and Beatrice Boncy (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on January 6, 2026 with respect to application LTB-L-083403-25.

This application was decided without a hearing being held.

This amended order is issued to correct a clerical error in the order issued on January 13, 2026. The original order had the specified the Tenant failed to pay towards the arrears on the incorrect date as opposed to the Tenant failed to pay towards the lawful monthly rent on the actual date. This order reflects the proper breach in the conditional order.

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 pay \$1,332.50 towards the arrears on or before January 2, 2025.**~~

The Tenants failed to pay \$1,332.50 towards the lawful monthly rent on or before January 2, 2026.

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 13, 2026

Date Issued

Joshua Labbe

Member, Landlord and Tenant Board

January 20, 2026

Date Amended

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.