



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

File Number: LTB-L-005963-26

In the matter of: 4, 1516 SARAH CRES
CHATHAM ON N7M5P9

Between: 1516 Sarah Inc. Landlord

And

Danielle Diana Turato Belland Tenant

1516 Sarah Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Diana Turato Belland (the 'Tenant') and for an order to have the Tenant evicted because the Tenant did not meet a condition specified in the order issued by the LTB on January 19, 2026, with respect to application LTB-L-096832-25.

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 conditions in paragraphs #2, #5 and #8 as specified in the January 19, 2026 consent order:

"2. Within 7 days of the date of the hearing the Tenant shall board up all windows that require a repair and/or replacement."

"5. Within 7 days of the date of the hearing the Tenant shall remove from all common areas the fridge at the exterior of the property, all garbage, and the makeshift shed."

"8. The Tenant, guests of the Tenant, and or any occupants shall refrain from any excessive noise for a period of 1 year beginning January 6, 2026."

Following the 7 days after the January 19, 2026 hearing, the Tenant failed to board up the broken windows; and the Tenant failed to remove the fridge, and the makeshift shed.

On January 16, 2026, guests of the Tenant created a disturbance in the residential complex by banging loudly on the door of the Tenant's rental unit for more than five minutes.

3. The Tenant was required to pay \$186.00 for the application filing fee in the previous order. The amount that is still owing from that order is \$186.00 and that amount is included in this order. This order replaces order LTB-L-096832-25.
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 \$32.22. This amount is calculated as follows: \$980.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-096832-25 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 February 7, 2026.
3. If the unit is not vacated on or before February 7, 2026, then starting February 8, 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 February 8, 2026.
5. The Tenant shall pay to the Landlord \$186.00*. This amount represents the costs related to the application fee for the previous application.
6. The Tenant shall also pay to the Landlord \$32.22 per day for compensation for the use of the unit starting January 28, 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 February 7, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from February 8, 2026, at 4.00% annually on the balance outstanding.

January 27, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenant has until February 6, 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 6, 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 8, 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		\$186.00
New NSF cheque charges and related administration charges		\$0.00
Plus, daily compensation owing for each day of occupation starting January 28, 2026		\$32.22 (per day)
Total the Tenant must pay the Landlord:		\$186.00 +\$32.22 per day starting January 28, 2026