



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

File Number: LTB-L-006003-26

In the matter of: 137 EMPIRE ST
LONDON ON N5Y1G6

Between: Amiraco Properties Inc Landlord

And

Bobbie-Lyn Groff Tenant

Amiraco Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Bobbie-Lyn Groff (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 26, 2025 with respect to application LTB-L-092275-24.

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 conditions specified in the order:

The Tenant failed to pay the lawful monthly rent in full and on time due on January 1, 2026.

The Tenant also failed to pay \$300.00 towards the arrears on or before January 1, 2026.

3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears owing.
4. The Tenant was required to pay \$3,528.84 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$929.64 and that amount is included in this order. This order replaces order LTB-L-092275-24.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from January 1, 2026 to January 31, 2026.

6. The Landlord collected a rent deposit of \$795.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2015 to January 27, 2026.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. 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 \$31.90. This amount is calculated as follows: $\$970.35 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-092275-24 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 \$447.40*. **(Less any payments made by the Tenant after this application was filed on January 21, 2026).** This amount represents the rent owing up to January 27, 2026 and the cost of filing the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenant shall also pay to the Landlord \$31.90 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

Kelly Delaney

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	Up to March 31, 2025	\$929.64
New Arrears	January 1, 2026 to January 27, 2026	\$461.30
Less the rent deposit:		-\$795.00
Less the interest owing on the rent deposit	October 1, 2015 to January 27, 2026	-\$148.54
Plus daily compensation owing for each day of occupation starting January 28, 2026		\$31.90 (per day)
Total the Tenant must pay the Landlord:		\$447.40 + \$31.90 per day starting January 28, 2026