



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

**File Number:** LTB-L-004470-26

**In the matter of:** 20 Jackman Road  
Bowmanville ON L1C2C9

**Between:** Ashley Virag Landlord

**And**

Nathaniel Spear-Balka Tenant

On January 16, 2026, Ashley Virag (the 'Landlord') applied for an order to terminate the tenancy and evict Nathaniel Spear-Balka (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 December 22, 2025 with respect to application LTB-L-083061-25.

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. The Landlord claims in the Declaration that the Tenant failed to pay the lawful monthly rent for January 2026 by January 15, 2026.
3. The application also notes there is only one Tenant; Nathaniel Spear-Balka. The prior order LTB-L-083061-25 notes there are two Tenants; Nathaniel Spear-Balka and Abbigail Nazareth. An Endorsement was issued on January 20, 2026 directing the Landlord to provide the LTB with an explanation why there is only one Tenant named in the Application but two Tenants are named in the prior order LTB-L-083061-25, or the Landlord's application may be dismissed.
4. As of the date of this order, no response has been received. Therefore, the Landlord's application is dismissed.
5. I note, paragraph 1 of the prior order LTB-L-083061-25 notes the tenancy is terminated as of February 16, 2026.

**It is ordered that:**

1. The Landlord's application is dismissed.
2. The prior order LTB-L-083061-25 remains in full force and effect.

**January 29, 2026**  
**Date Issued**

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Kimberly Parish  
Vice Chair, Landlord and Tenant Board

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

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.