



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

File Number: LTB-L-010305-26

In the matter of: 1212, 2940 JANE ST
NORTH YORK ON M3N2V4

Between: 1597180 Ontario Inc Landlord

And

Valentina Serrano Tenants
Carlos Manuel Cruz

1597180 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Valentina Serrano and Carlos Manuel Cruz (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 30, 2025, with respect to application LTB-L-096009-25.

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 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 the lawful rent for February 2026 in full on or before February 1, 2026.

3. The Tenants were required to pay \$186.00 for the application filing fee in the previous order. The amount that is still owing from that order is \$0.00 and that amount is included in this order. This order replaces order LTB-L-096009-25.
4. The Landlord collected a rent deposit of \$1,050.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from October 1, 2013, to February 9, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.

It is ordered that:

1. Order LTB-L-096009-25 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 20, 2026.
3. If the unit is not vacated on or before February 20, 2026, then starting February 21, 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 21, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation for damage and the cost of filing the previous application the Landlord is entitled to by \$1,272.17*.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

February 9, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until February 19, 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 February 19, 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 21, 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 Tenants must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount owing from previous order		\$0.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$1,050.00
Less the interest owing on the rent deposit	October 1, 2013 to February 9, 2026	-\$222.17
Total the Tenants must pay the Landlord:		- \$1,272.17