



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

File Number: LTB-L-086840-25

In the matter of: 514, 1140 MARY ST N
OSHAWA ON L1G5H1

Between: Centurion Property Associates Inc Landlord

And

Elizabeth Kulcher Tenant
Christian Boucher

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Kulcher and Christian Boucher (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on July 11, 2025 with respect to application LTB-L-025739-25.

A hearing was held by videoconference on February 5, 2026 to consider this application. The Landlord's representative Robert Rose, attended the hearing.

As of 10:00am, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. The Tenants emailed the Landlord's representative before the hearing informing him that they would not be attending the hearing.

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 Tenant if the Tenants do not meet certain conditions in the order.
2. The Tenants vacated the rental unit on December 17, 2025.
3. The Tenants owed the Landlord \$9,427.99 to November 30, 2025 plus daily compensation of \$1,508.95 to December 17, 2025. The Tenants owed the Landlord \$10,936.94.
4. The Landlord is holding a \$2,699.84 last month rent deposit. Interest owing from January 1, 2025 is \$71.31.
5. The amount the Tenants owe the Landlord is \$8,165.79.

It is ordered that:

1. Order LTB-L-025739-25 is cancelled.
2. The tenancy is terminated as of December 7, 2025.
3. The Tenants shall pay to the Landlord \$8,185.79. This amount represents the rent owing up to and the cost of filing the previous application, less rent deposit and interest the Landlord owes on the rent deposit to December 17, 2025.
4. If the Tenants do not pay the Landlord the full amount owing on or before February 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

February 6, 2026

Date Issued

Greg Joy

Member, 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.