



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

File Number: LTB-L-011602-26

In the matter of: 3608, 55 ANN O'REILLY RD
NORTH YORK ON M2J0E1

Between: TEDDY SHAM Landlord

And

BEVERLY PASCUA Tenants
DANIEL NUNEZ

TEDDY SHAM (the 'Landlord') applied for an order to terminate the tenancy and evict BEVERLY PASCUA and DANIEL NUNEZ (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on January 30, 2026 with respect to application LTB-L-095449-25.

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 4, 2026.**
3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenants 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 Tenants were required to pay \$7,986.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$5,986.00 and that amount is included in this order. This order replaces order LTB-L-095449-25.
5. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from February 4, 2026, to March 3, 2026.

6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$80.55. This amount is calculated as follows: \$2,450.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-095449-25 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 24, 2026.
3. If the unit is not vacated on or before February 24, 2026, then starting February 25, 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 25, 2026.
5. The Tenants shall pay to the Landlord \$6,341.50*. **(Less any payments made by the Tenants after this application was filed on February 8, 2026).** This amount represents the rent owing up to February 13, 2026, and the cost of filing the previous application.
6. The Tenants shall also pay to the Landlord \$80.55 per day for compensation for the use of the unit starting February 14, 2026, to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 24, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from February 25, 2026, at 4.00% annually on the balance outstanding.

February 13, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenants have until February 23, 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 23, 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 25, 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	Up to February 3, 2026	\$5,986.00
New Arrears	February 4, 2026, to February 13, 2026	\$355.50
New NSF cheque charges and related administration charges		\$0.00
Plus, daily compensation owing for each day of occupation starting February 14, 2026		\$80.55 (per day)
Total the Tenants must pay the Landlord:		\$6,341.50 +\$80.55 per day starting February 14, 2026