



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

File Number: LTB-L-012810-26

In the matter of: 301, 735 WALTER ST
CAMBRIDGE ON N3H4P4

Between: SERRADOR & SON P.M. Landlord

And

SAMEERA QAQISH Tenants
CHRISTINA (AKA CHRISTINE) QAQISH

SERRADOR & SON P.M. (the 'Landlord') applied for an order to terminate the tenancy and evict SAMEERA QAQISH and CHRISTINA (AKA CHRISTINE) QAQISH (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 January 20, 2026 with respect to application LTB-L-097823-25.

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 due on February 1, 2026.
3. The previous application includes a request for an order for compensation for damage and the order requires the Tenants to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenants were required to pay \$3,663.58 for arrears in the previous order. The amount that is still owing from order LTB-L-097823-25 is \$3,413.58. The order has not been cancelled and the Landlord may pursue the collection of the amount owing under that order.
5. The Landlord collected a rent deposit of \$1,094.02 from the Tenants and this deposit is still being held by the Landlord.

6. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2026, to February 17, 2026.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.
8. 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 \$35.97. This amount is calculated as follows: \$1,094.02 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026.
4. The Tenants shall pay to the Landlord \$35.97 per day for compensation for the use of the unit starting February 18, 2026, to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenants have until February 27, 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 27, 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 September 1, 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
Less the rent deposit:		-\$1,094.02
Less the interest owing on the rent deposit	January 1, 2026, to February 17, 2026	-\$3.02
Plus, daily compensation owing for each day of occupation starting February 18, 2026		\$35.97 (per day)
Total the Tenants must pay the Landlord:		\$35.97 per day starting February 18, 2026