



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

File Number: LTB-L-014584-26

In the matter of: 502, 75 SILVER SPRINGS BLVD
TORONTO ON M1V1W2

Between: IMH POOL XV LP Landlord

And

Lavine Guennadi Tenants
Baby Arlene Espino

IMH POOL XV LP (the 'Landlord') applied for an order to terminate the tenancy and evict Lavine Guennadi and Baby Arlene Espino (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 March 18, 2025 with respect to application LTB-L-088703-24.

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 monthly rent in full due on February 1, 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 \$2,336.29 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$195.10 and that amount is included in this order. This order replaces order LTB-L-088703-24.
5. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from March 1, 2025 to February 28, 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 \$56.16. This amount is calculated as follows: $\$1,708.05 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-088703-24 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 March 6, 2026.
3. If the unit is not vacated on or before March 6, 2026, then starting March 7, 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 March 7, 2026.
5. The Tenants shall pay to the Landlord \$298.38*. **(Less any payments made by the Tenants after this application was filed on February 17, 2026).** This amount represents the rent owing up to February 23, 2026 and the cost of filing the previous application.
6. The Tenants shall also pay to the Landlord \$56.16 per day for compensation for the use of the unit starting February 24, 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 March 6, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from March 7, 2026 at 4.00% annually on the balance outstanding.

February 23, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenants have until March 5, 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 March 5, 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 7, 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 28, 2025	\$195.10
New Arrears	March 1, 2025 to February 23, 2026	\$103.28
Plus daily compensation owing for each day of occupation starting February 24, 2026		\$56.16 (per day)
Total the Tenants must pay the Landlord:		\$298.38 + \$56.16 per day starting February 24, 2026