



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

File Number: LTB-L-014068-26

In the matter of: 316, 10 Jayzel Dr
North York ON M9M2C3

Between: Demilia Investments lia Limited Landlord

And

Siewe Siewe Walters Tenants
Henson Nkengasong

Demilia Investments lia Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Siewe Siewe Walters and Henson Nkengasong (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on May 30, 2025, with respect to application LTB-L-025849-25-SA.

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 to the Landlord the lawful rent of \$1,714.25 in full and on time, on or before February 1, 2026.

3. This order replaces order LTB-L-025849-25-SA.
4. The Landlord collected a rent deposit of \$1,714.15 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 January 1, 2026, to February 23, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.

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 March 6, 2026.
2. 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.
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 7, 2026.
4. 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 the Landlord is entitled to by \$1,719.48.
5. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

February 23, 2026
Date Issued

James McMaster
Member, 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
		\$0.00
Less the rent deposit:		-\$1,714.15
Less the interest owing on the rent deposit	January 1, 2026 to February 23, 2026	-\$5.33
Total the Tenants must pay the Landlord:		- \$1,719.48