



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

File Number: LTB-L-015709-26

In the matter of: 21, 62 HENLEY CRES
ETOBICOKE ON M9W2X3

Between: Henley Crescent Div. Landlord

And

Bonita Ladouceur-Wyllie Tenants
Shaun Wyllie
Tyler Wyllie

Henley Crescent Div. (the 'Landlord') applied for an order to terminate the tenancy and evict Bonita Ladouceur-Wyllie, Shaun Wyllie and Tyler Wyllie (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 6, 2026, with respect to application LTB-L-062914-25.

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 conditions in Paragraph 2 as specified in the January 6, 2026 order:

2. The Tenants shall bring the rental unit, including the backyard, to a reasonably clean and orderly condition by February 5, 2026. This includes removing the excessive clutter from the backyard.

On January 8, 2026, and February 10 and 19, 2026, the Landlord attended the rental unit and observed that the excessive clutter has not been removed from the backyard of the rental unit; and the backyard has not been brought to a reasonable clean and orderly condition. The Landlord produced photographs taken on these dates showing the condition of the backyard.

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 \$186.00 for the application filing fee in the previous order. The amount that is still owing from that order is \$186.00 and that amount is included in this order. This order replaces order LTB-L-062914-25.
5. The Landlord collected a rent deposit of \$1,565.09 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 March 1, 2025, to February 27, 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 \$51.46. This amount is calculated as follows: \$1,565.09 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-062914-25 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 March 10, 2026.
3. If the unit is not vacated on or before March 10, 2026, then starting March 11, 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 11, 2026.
5. 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 for damage and the cost of filing the previous application the Landlord is entitled to by \$1,411.87*.
6. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenants: \$51.46 per day for compensation for the use of the unit starting February 28, 2026, to the date the Tenants move out of the unit.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

February 27, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until March 9, 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 9, 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 11, 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 of compensation for damages owing from previous order		\$186.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$1,565.09
Less the interest owing on the rent deposit	March 1, 2025, to February 27, 2026	-\$32.78
Plus, daily compensation owing for each day of occupation starting February 28, 2026		\$51.46 (per day)
Total the Tenants must pay the Landlord:		- \$1,411.87 +\$51.46 per day starting February 28, 2026