



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

File Number: LTB-L-018708-26

In the matter of: 25 Lord's Dr
Hastings ON K0L1Y0

Between: Junmei Li Landlord

And

Jeffrey Robert Dalziel Tenants
Mary Ann B Dalziel

Junmei Li (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Robert Dalziel and Mary Ann B Dalziel (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on February 25, 2026, with respect to application LTB-L-096645-25.

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 to the Landlord \$1,215.99 towards utilities (hot water tank rental) on or before February 25, 2026.

3. The application also seeks an order requiring the Tenants to pay unpaid utility charges OR unpaid costs related to substantial interference. The LTB does not have the authority to make such an order for an application filed under section 78 of the *Residential Tenancies Act, 2006* (Act). However, the order previously issued by the LTB with respect to application LTB-L-096645-25 requires the Tenants to pay unpaid utility charges OR unpaid costs related to substantial interference. That order remains in effect and may be enforced separately from this order. Therefore, this order only terminates the tenancy.

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 20, 2026.

2. If the unit is not vacated on or before March 20, 2026, then starting March 21, 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 21, 2026.

March 9, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until March 19, 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 19, 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 21, 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.