



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

File Number: LTB-L-021678-26

In the matter of: Basement, 70 Hunt Ave
Richmond Hill ON L4C4G9

Between: Younan Chu Landlords
Xueqin Wang

And

Michelle MacDonald Tenant

Younan Chu and Xueqin Wang (the 'Landlords') applied for an order to terminate the tenancy and evict Michelle MacDonald (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 12, 2026, with respect to application LTB-L-081162-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to allow the Landlords into the residential unit after the Landlords provided lawful notice of entry.

On March 8, 2026, the Tenant sent an email to the Landlord refusing further entry to the rental unit and stating that any work could be completed once the Tenant vacated the premises. As a result of this refusal, the Landlord was unable to enter the unit on March 9, 2026, at 8:00 a.m. to complete the scheduled work despite having provided lawful notice of entry.

3. This order replaces order LTB-L-081162-25.
4. The Landlords collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenant for the period from March 1, 2022, to March 16, 2026.

6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

It is ordered that:

1. Order LTB-L-081162-25 is cancelled.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 27, 2026.
3. If the unit is not vacated on or before March 27, 2026, then starting March 28, 2026, the Landlords 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 Landlords on or after March 28, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the compensation for damage the Landlords are entitled to by \$1,645.38.
6. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

March 16, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until March 26, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by March 26, 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 28, 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 Tenant must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$0.00
Less the rent deposit:		-\$1,500.00
Less the interest owing on the rent deposit	March 1, 2022 to March 16, 2026	-\$145.38
Total the Tenant must pay the Landlords:		- \$1,645.38