



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

File Number: LTB-L-007991-26

In the matter of: UNIT 1-39 LITTLE LAKE DR
BARRIE ON L4M7B9

Between: Harbour Management Landlord

And

Tara Reid Tenant

Harbour Management (the 'Landlord') applied for an order to terminate the tenancy and evict Tara Reid (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on with respect to application 082598-25.

A hearing was held by videoconference on March 12, 2026 to consider this application. The Landlord's representative McKenzie Peddle attended the hearing.

As of 1:45pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

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 Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order.
2. The Tenant was ordered to pay the Landlord \$20,186 on or before December 15, 2025. The Tenant has not paid the payment.
3. The application was filed within 30 days of the breach.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Order 082598-25 is cancelled.
2. The tenancy between the Landlord 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 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 28, 2026.
5. The Tenant shall pay to the Landlord \$17,640.55*. This amount represents the rent owing up to March 12, 2026 and the cost of filing the previous application, less rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenant shall also pay to the Landlord \$82.19 per day for compensation for the use of the unit starting March 13, 2026 to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 of the Tenant 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 Table.

SUMMARY OF CALCULATIONS TABLE**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of arrears owing from previous order	Up to December 31, 2025	\$20,186.00
Less the rent deposit:		-\$2,500.00
Less the interest owing on the rent deposit	May 1, 2025 to March 12, 2026	-\$45.45
Plus daily compensation owing for each day of occupation starting March 13, 2026		\$82.19 (per day)
Total the Tenant must pay the Landlord:	\$17,640.55 + \$82.19 per day starting March 13, 2026	