



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

File Number: LTB-L-028936-26

In the matter of: 202, 1475 KINGSTON RD
SCARBOROUGH ON M1N1R5

Between: 1034523 ONTARIO LTD. Landlord

And

GRAHAM GAIDYE Tenant

1034523 ONTARIO LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict GRAHAM GAIDYE (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 20, 2026 with respect to application LTB-L-051309-25.

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 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 pay \$5,186.00 towards the outstanding damages and costs, in full on or before March 31, 2026**
3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$5,186.00 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$5,186.00 and that amount is included in this order. This order replaces order LTB-L-051309-25.

It is ordered that:

1. Order LTB-L-051309-25 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 April 18, 2026.

3. If the unit is not vacated on or before April 18, 2026, then starting April 19, 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 April 19, 2026.
5. The Tenant shall pay to the Landlord \$5,186.00*. **(Less any payments made by the Tenant after this application was filed on April 1, 2026).** This amount represents the cost of filing the previous application and the unpaid compensation for damage.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 18, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from April 19, 2026, at 4.00% annually on the balance outstanding.

April 7, 2026

Date Issued

Joshua Labbe

Member, Landlord and Tenant Board

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

The Tenant has until April 17, 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 April 17, 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 October 19, 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 Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$5,186.00
New NSF cheque charges and related administration charges		\$0.00
Total the Tenant must pay the Landlord:		\$5,186.00