



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

File Number: LTB-L-023925-26-AM

In the matter of: 12 MOCKINGBIRD LANE
STONE CREEK ON L8E0K7

Between: Solutions Property Management Landlord

And

Ashley Cowan Tenants
Donovan Martin

AMENDED ORDER

Pursuant to a request from the Landlord the order issued on March 23, 2026, has been amended to correct a clerical error. Specifically, the order has been amended to include the amount of new rent owing that went unpaid pursuant to the application. Deletions have been struck through and amendments bolden and underlined. Otherwise, the order is unchanged

Solutions Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Cowan and Donovan Martin (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 February 25, 2026, with respect to application LTB-L-104408-25.

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 specified in the order:

The Tenants failed to pay the lawful monthly rent due by March 1, 2026. The Tenants also failed to pay \$81.96 towards unpaid water bill and costs.

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 \$983.42 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$983.42 and that amount is included in this order. This order replaces order LTB-L-104408-25.
5. The Landlord collected a rent deposit of \$2,700.00 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 June 1, 2022, to March 23, 2026.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.

It is ordered that:

1. Order LTB-L-104408-25 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 April 3, 2026.
3. If the unit is not vacated on or before April 3, 2026, then starting April 4, 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 4, 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 \$1,965.06*.~~
6. **The Tenants shall pay to the Landlord \$834.94 representing the amount owing from the previous order, the new rent that is owing and costs**
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

March 23, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

April 7, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until ~~April 2, 2026~~, **April 17, 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 ~~April 2, 2026~~, **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 4, 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		\$983.42
Amount of new rent owing	March 2026	\$2,800.00
Less the rent deposit:		-\$2,700.00
Less the interest owing on the rent deposit	June 1, 2022, to March 23, 2026	-\$248.48
Total the Tenants must pay the Landlord:		-\$1,965.06 \$834.94