



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

**File Number:** LTB-L-030938-26

**In the matter of:** 209, 38 DIXINGTON CRES  
ETOBICOKE ON M9P2K7

**Between:** Drake Property Management

Landlord

**And**

Gaspar Biba  
Elvira Pali

Tenants

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Gaspar Biba and Elvira Pali (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on January 28, 2026, with respect to application LTB-L-101715-25.

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(s) specified in the order:
  - a) **The Tenants failed to pay the full lawful monthly rent on or before April 1, 2026.**

**It is ordered that:**

1. Order LTB-L-101715-25 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 24, 2026.
3. If the unit is not vacated on or before April 24, 2026, then starting April 25, 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 25, 2026.

**April 13, 2026**

**Date Issued**

---

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until April 23, 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 23, 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 25, 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.