



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

File Number: LTB-L-031580-26

In the matter of: C, 41 ST GEORGE ST
BRANTFORD ON N3R1V2

Between: KYLE MALINOUSKI Landlord

And

SKYLER CAREY Tenant

KYLE MALINOUSKI (the 'Landlord') applied for an order to terminate the tenancy and evict SKYLER CAREY (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 March 12, 2026 with respect to application LTB-L-006417-26.

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 the lawful rent for April 2026, in full on or before April 1, 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 \$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 \$0.00 and that amount is included in this order. This order replaces order LTB-L-006417-26.

It is ordered that:

1. Order LTB-L-006417-26 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 25, 2026.

3. If the unit is not vacated on or before April 25, 2026, then starting April 26, 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 26, 2026.

April 14, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until April 24, 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 24, 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 26, 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.