



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

File Number: LTB-L-029990-26

In the matter of: Main floor, 321 VIOLA AVE
OSHAWA ON L1H3A7

Between: Kamaul Ali Landlord

And

Michael Wayne Henry McGhee Tenant

Kamaul Ali (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Wayne Henry McGhee (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 18, 2025 with respect to application LTB-L-091023-24.

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 conditions specified in the order:

The Tenant failed to pay \$700.00 towards the arrears in full on or before March 11, 2026.

The Tenant failed to pay the lawful monthly rent of \$2,300.00 in full by March 11, 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 \$10,000.00 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$5,060.00 and that amount is included in this order. This order replaces order LTB-L-091023-24.

5. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-091023-24 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 28, 2026.
3. If the unit is not vacated on or before April 28, 2026, then starting April 29, 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 29, 2026.
5. The Tenant shall pay to the Landlord \$26,275.34*. **(Less any payments made by the Tenant after this application was filed on April 10, 2026).** This amount represents the cost of filing the previous application and the unpaid compensation for damage.
6. The Tenant shall also pay to the Landlord \$75.62 per day for compensation for the use of the unit starting April 18, 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 April 28, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from April 29, 2026 at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenant has until April 27, 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 27, 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 29, 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		\$5,060.00
Plus daily compensation owing for each day of occupation starting April 18, 2026		\$75.62 (per day)
Total the Tenant must pay the Landlord:		\$26,275.34 +\$75.62 per day starting April 18, 2026