



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

File Number: LTB-L-020414-26

In the matter of: side unit, 79 HAIG AVE
SCARBOROUGH ON M1N2W2

Between: MCC Mortgage Holdings Inc. c/o Gowling WLG Landlord

And

All Adult Tenants Tenant

MCC Mortgage Holdings Inc. c/o Gowling WLG (the 'Landlord') applied for an order to terminate the tenancy and evict All Adult Tenants (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the LTB on February 6, 2026 with respect to application LTB-L-070110-25.

A hearing was held by videoconference on April 13, 2026 to consider this application.

Only the Landlord's Legal Representative, J. Riewald, attended the hearing.

As of 1:30 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 conditions in the order.

The breach

2. I find that the Tenant did not meet the following condition specified in the order:

The Tenants failed to provide the Landlord with their names and the particulars of their tenancy on or before February 17, 2026.

3. The application was filed within 30 days of the breach.

4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 2, 2026.
2. If the unit is not vacated on or before May 2, 2026, then starting May 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 May 3, 2026.

April 21, 2026
Date Issued

Lisa Del Vecchio
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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 of the Tenant expires on November 3, 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.