



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

File Number: LTB-L-033622-26

In the matter of: 305, 80 BLACKFRIAR AVE
ETOBICOKE ON M9R3S9

Between: 1847548 Ontario Ltd Landlord

And

Krisztina Pava Tenants
Ivstan Molnar

1847548 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Krisztina Pava and Ivstan Molnar (the 'Tenants' because the Tenants did not meet a condition specified in the order issued by the LTB on November 13, 2025, with respect to application LTB-L-072322-25.

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 specified in the order:

The Tenants failed to pay to the Landlord new rent for April 2026 by April 1, 2026.

3. This order replaces order LTB-L-072322-25.
4. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$73.97. This amount is calculated as follows: \$2,250.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-072322-25 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 May 2, 2026.

3. 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.
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 May 3, 2026.
5. The Tenants shall pay to the Landlord \$73.97 per day for compensation for the use of the unit starting April 22, 2026, to the date the Tenants move out of the unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before May 2, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from May 3, 2026, at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

The Tenants have until May 1, 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 May 1, 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 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlord:**

Reason for amount owing	Period	Amount
Daily compensation owing for each day of occupation starting April 22, 2026		\$73.97 (per day)
Total the Tenants must pay the Landlord:		\$73.97 per day starting April 22, 2026