



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

File Number: LTB-L-034740-26

In the matter of: 123 SHIRLEY DR
STOUFFVILLE ON L4S1Y7

Between: Sri Donkena Landlords
Anuradha Donkena

And

Salam Abouchakra Tenants
Saba Sahar

Sri Donkena and Anuradha Donkena (the 'Landlords') applied for an order to terminate the tenancy and evict Salam Abouchakra and Saba Sahar (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on July 3, 2025 with respect to application LTB-L-017753-25-SA.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords 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. This application was filed within 30 days of the breach.
2. The prior order LTB-L-017753-25-SA notes there are four named Tenants; Osman Abouchakra, Salam Abouchakra, Majeda Abouchakra, Saba Sahar. The application filed notes there are two Tenants; Salam Abouchakra and Saba Sahar. The Landlords filed a Declaration on April 22, 2026 which notes that the Landlords received a text message dated November 1, 2026 from the Tenant Salam Abouchakra which notes the Tenants Osman Abouchakra and Majeda Abouchakra who are the Tenant's parents are vacating the rental unit at the end of November 2025. The Landlords also produced a copy of the text message which advises the Landlords of this. Based on the Landlords explanation and supporting text message of November 1, 2025, I accept that Salam Abouchakra and Saba Sahar are the only Tenants living in the rental unit and the application properly names both of these Tenants.
3. I find that the Tenants have not met the following condition specified in the order:

The Tenants failed to pay to the Landlords the lawful rent of \$2,889.22 in full by April 1, 2026.

4. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from April 1, 2026, to April 30, 2026.
5. The Landlords are 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 \$94.99. This amount is calculated as follows: \$2,889.22 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 8, 2026.
2. If the unit is not vacated on or before May 8, 2026, then starting May 9, 2026, the Landlords 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 Landlords on or after May 9, 2026.
4. The Tenants shall pay to the Landlords \$94.99 per day for compensation for the use of the unit starting April 28, 2026, to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlords the full amount owing on or before May 8, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from May 9, 2026, at 4.00% annually on the balance outstanding.

April 27, 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 7, 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 7, 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 6, 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 Landlords:**

Reason for amount owing	Period	Amount
Daily compensation owing for each day of occupation starting April 28, 2026		\$94.99 (per day)
Total the Tenants must pay the Landlords:		\$94.99 per day starting April 28, 2026