



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

File Number: LTB-L-038905-26

In the matter of: UNIT E12, 26 BRUCE ST
VAUGHAN ON L4L0H4

Between: Gebran Sbeit Landlords
Elena Sbeit

And

Ibrahim Tams Tenants
Vera Farrage

Gebran Sbeit and Elena Sbeit (the 'Landlords') applied for an order to terminate the tenancy and evict Ibrahim Tams and Vera Farrage (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on April 1, 2026, with respect to application LTB-L-101235-25.

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 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 \$728.92 towards the outstanding utility costs in full on or before April 30, 2026.**
3. The application also seeks an order requiring the Tenant to pay unpaid utility charges OR unpaid costs related to substantial interference. The LTB does not have the authority to make such an order for an application filed under section 78 of the Residential Tenancies Act, 2006 (Act). However, the order previously issued by the LTB with respect to application **LTB-L-101235-25** requires the Tenant to pay unpaid utility charges OR unpaid costs related to substantial interference. That order remains in effect and may be enforced separately from this order. Therefore, this order only terminates the tenancy.
4. The previous application includes a request for an order for compensation for damage and the order requires the Tenants to pay an amount for damage. Accordingly, the Landlords is entitled to request an order for compensation for damage.

5. The Landlords collected a rent deposit of \$2,600.00 from the Tenants and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenants for the period from March 31, 2025, to May 11, 2026.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.
8. The Landlords 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 \$85.48. This amount is calculated as follows: $\$2,600.00 \times 12$, 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 22, 2026.
2. If the unit is not vacated on or before May 22, 2026, then starting May 23, 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 23, 2026.
4. As of the date of this order, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the compensation for damage and the cost of filing the previous application the Landlords is entitled to by \$1,745.96*.
5. However, the Landlords is authorized to deduct the following from the amount the Landlords owe the Tenants: \$85.48 per day for compensation for the use of the unit starting May 12, 2026, to the date the Tenants move out of the unit.
6. The Landlords or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

May 11, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until May 21, 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 21, 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 23, 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
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$2,600.00
Less the interest owing on the rent deposit	March 31, 2025, to May 11, 2026	-\$60.88
Plus, daily compensation owing for each day of occupation starting May 12, 2026		\$85.48 (per day)
Total the Tenants must pay the Landlords:		- \$(2,685.48) +\$85.48 per day starting May 12, 2026