



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

File Number: LTB-L-039719-26

In the matter of: 1, 225 SCARBOROUGH GOLF CLUB RD
SCARBOROUGH ON M1J3G7

Between: Birch Housing (Scarborough Village Non-Profit Homes Corporation) Landlord

And

Kimberly A. Wheeler Tenant

Birch Housing (Scarborough Village Non-Profit Homes Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly A. Wheeler (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 12, 2026 with respect to application LTB-L-104407-25.

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 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 condition(s) specified in the order:
 - a) **The Tenant failed to pay the full lawful monthly rent on or before May 1, 2026.**
3. The previous application includes a request for an order for the payment of arrears of rent, and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears owing.
4. The Tenant was required to pay \$29,340.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$28,506.00, and that amount is included in this order. This order replaces order LTB-L-104407-25.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from May 1, 2026, to May 31, 2026.

6. 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 \$55.27. This amount is calculated as follows: \$1,681.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-104407-25 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 May 22, 2026.
3. If the unit is not vacated on or before May 22, 2026, then starting May 23, 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 23, 2026.
5. The Tenant shall pay to the Landlord \$29,299.97*. **(Less any payments made by the Tenant after this application was filed on May 6, 2026).** This amount represents the rent owing up to May 11, 2026, and the cost of filing the previous application.
6. The Tenant shall also pay to the Landlord \$55.27 per day for compensation for the use of the unit starting May 12, 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 May 22, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 23, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has 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 tenant files 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 Tenant must pay the Landlord:

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to March 31, 2026	\$28,506.00
New Arrears	May 1, 2026, to May 11, 2026	\$607.97
New NSF cheque charges and related administration charges		\$0.00
Plus, daily compensation owing for each day of occupation starting May 12, 2026		\$55.27 (per day)
Total the Tenant must pay the Landlord:		\$29,299.97 + \$55.27 per day starting May 12, 2026