



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

File Number: LTB-L-039533-26

In the matter of: 1118, 550 SCARBOROUGH GOLF CLUB RD
TORONTO ON M1G1H6

Between: SUNDER GROUP OF COMPANIES LTD Landlord

And

COMFORT ADEOTI Tenant
ADEYINKA ADEOTI

SUNDER GROUP OF COMPANIES LTD (the 'Landlord') applied for an order to terminate the tenancy and evict COMFORT ADEOTI and ADEYINKA ADEOTI (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 16, 2025, with respect to application LTB-L-087774-25.

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 conditions in Paragraph 2 and 3 as specified in the December 16, 2026 order:

"2. The Tenants, occupants of unit 1118, and guests of unit 1118, shall not park their vehicles in unauthorized parking areas of the residential complex.

3. The Tenants, occupants of unit 1118, and guests of unit 1118, shall only park their vehicles in parking spots assigned to them."

On May 2, 2026, the Landlord's surveillance system recorded a male guest and a male occupant of Suite 1118 improperly parking their vehicle in a no parking zone directly in front of the back entrance to the building where a "no parking" sign is visible. The guest and resident proceeded to leave their vehicle improperly parked in the no parking zone as they unloaded a mattress and brought it into the building, up to rental unit.

It is ordered that:

1. Order LTB-L-087774-25 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.

May 11, 2026
Date Issued

Joshua Labbe
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.