



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

File Number: LTB-L-040330-26

In the matter of: 10, 56 UNION ST
FOREST ON N0N1J0

Between: 56-60 Union St. Ltd. c/o Rita Dortmans Landlord

And

Katey Hackney Tenant

56-60 Union St. Ltd. c/o Rita Dortmans (the 'Landlord') applied for an order to terminate the tenancy and evict Katey Hackney (the 'Tenant') and for an order to have the Tenant pay the rent and the outstanding utilities they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 10, 2026 with respect to application LTB-L-005953-26.

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 specified in the order:
 - **The Tenant failed to pay \$284.60 towards the outstanding arrears of rent in full on or before April 21, 2026;**
 - **The Tenant failed to pay \$277.72 towards the outstanding arrears of utilities in full on or before April 21, 2026; and**
 - **The Tenant failed to pay the lawful rent for May 2026, in full on or before May 1, 2026.**
3. The previous application includes a request for the payment of arrears of rent and utility costs 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 and compensation owing.
4. The application seeks an order requiring the Tenant to pay unpaid utility charges. 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-075785-24 requires the Tenant to pay unpaid utility charges. That order remains in effect and may be enforced separately from this order. Therefore, this order only terminates the tenancy with respect to the utility costs.

5. The Tenant was required to pay \$3,415.21 for rent arrears and costs up to February 28, 2026. The amount that is still owing from that order is \$2,852.34 and that amount is included in this order. This order replaces order LTB-L-005953-26. For rental arrears only. (Note all \$562.37 paid by the Tenant for arrears and utilities was placed against the outstanding arrears.)
6. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from March 1, 2026, to May 31, 2026.
7. The Landlord collected a rent deposit of \$685.00 from the Tenant and this deposit is still being held by the Landlord.
8. Interest on the rent deposit is owing to the Tenant for the period from November 1, 2016, to May 19, 2026.
9. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
10. 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 \$25.06. This amount is calculated as follows: \$762.20 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 30, 2026.
2. If the unit is not vacated on or before May 30, 2026, then starting May 31, 2026, the Landlord 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 Landlord on or after May 31, 2026.
4. The Tenant shall pay to the Landlord \$1,736.80*. **(Less any payments made by the Tenant after this application was filed on May 8, 2026).** This amount represents the rent owing up to May 19, 2026, and the cost of filing the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
5. The Tenant shall also pay to the Landlord \$25.06 per day for compensation for the use of the unit starting May 20, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until May 29, 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 29, 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 30, 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 for rent arrears and compensation for damage from previous order	Up to February 28, 2026	\$2,852.34
New Arrears	March 1, 2026, to May 19, 2026	\$(286.06)
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$685.00
Less the interest owing on the rent deposit	November 1, 2016, to May 19, 2026	-\$117.48
Plus, daily compensation owing for each day of occupation starting May 20, 2026		\$25.06 (per day)
Total the Tenant must pay the Landlord:		\$1,736.80 + \$25.06 per day starting May 20, 2026