



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

File Number: LTB-L-043338-26

In the matter of: 509, 204A HESPELER RD
CAMBRIDGE ON N1R5Z8

Between: Skyline Living Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Sherri Lynn Clement Tenants
Dexter Clement

Skyline Living Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Sherri Lynn Clement and Dexter Clement (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 March 26, 2026 with respect to application LTB-L-011498-26-SA.

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 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. One of the requirements set out within the prior order LTB-L-011498-26-SA is that the Tenants pay the lawful rent of \$1,071.17 per month on the 1st day of each month commencing April 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
3. The Landlord claims in the declaration in support of the application that the Tenants have breached LTB-L-011498-26-SA because the Tenants did not pay the lawful monthly rent of \$1,071.17 in full by May 1, 2026. The Landlord claims the Tenants only paid \$1,070.00.
4. Subsection 78(6) of the Act states:

If the Board finds that the landlord is entitled to an order under subsection (1), the Board **may [emphasis mine]** make an order terminating the tenancy and evicting the tenant.

5. I am exercising my authority under subsection 78(6) of the Act and denying the Landlord's request for termination of the tenancy and for an order for the payment of any arrears owing. This is because the unpaid balance owing for the May 2026 monthly rent is \$1.71 which I find to be a "de minimis" amount and not significant to justify termination of the tenancy.

It is ordered that:

1. The Landlord's application is dismissed.
2. Order LTB-L-011498-26-SA remains in full force and effect.

May 21, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.