



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

File Number: LTB-L-046140-26

In the matter of: 404, 1430 Main Street East
Hamilton ON L8K1C3

Between: Indwell Landlord

And

Stephanie Brady Tenant

Indwell (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Brady (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 24, 2026, with respect to application LTB-L-092474-25.

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 specified in the order: **The Tenant failed to pay \$2,190.00 on or before April 30, 2026, which represented the reasonable out-of-pocket expenses incurred by the Landlord to replace the damage property.**
3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$2,190.00 for compensation for damage in the previous order. The amount that is still owing from that order is \$2,190.00 and that amount is included in this order.
5. The Landlord collected a rent deposit of \$555.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from April 1, 2026, to June 3, 2026.

7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

It is ordered that:

1. Order LTB-L-092474-25 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 June 14, 2026.
3. If the unit is not vacated on or before June 14, 2026, then starting June 15, 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 June 15, 2026.
5. The Tenant shall pay to the Landlord \$1,632.96*. **(Less any payments made by the Tenant after this application was filed on May 28, 2026).** This amount represents and the unpaid compensation for damage, less the rent deposit and interest the Landlord owes on the rent deposit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 14, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from June 15, 2026, at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 13, 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 June 13, 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 December 15, 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 of compensation for damages owing from previous order		\$2,190.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$555.00
Less the interest owing on the rent deposit	April 1, 2026, to June 3, 2026	-\$2.04
Total the Tenant must pay the Landlord:		\$1,632.96