



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

File Number: LTB-L-045245-26

In the matter of: 511, 10 OVERLEA DR
KITCHENER ON N2M5B8

Between: 10 Overlea Drive (Kitchener) Limited c/o Landlord
Realstar Management Partnership

And

Veronica Dean Tenants
John Leech

10 Overlea Drive (Kitchener) Limited c/o Realstar Management Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Dean and John Leech (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 28, 2025, with respect to application LTB-L-089670-23.

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. I find that the Tenants have not met the following condition specified in the order:

The Tenants failed to prepare the rental unit for pest control treatments from time to time upon service of a Notice of Entry and failed to support and cooperate with the preparation of the rental unit per the attached instructions to the Notice of Entry.

On April 27, 2026, the Landlord served the Tenants a Notice of Entry for the purpose of conducting pest control treatment to occur on April 29, 2026. On April 29, 2026, the Landlord's contractor entered the rental unit for the purpose of pest control treatment and was discovered that the Tenants had failed to prepare the rental unit for treatment in accordance with the preparation instructions. The kitchen cupboards and drawers had not been fully emptied, items remained in the kitchen and storage areas. Further the surfaces and areas around appliances had not been sufficiently cleared or cleaned to permit proper treatment. The unit also contained cluttered storage areas that had not been cleared.

It is ordered that:

1. Order LTB-L-089670-23 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 12, 2026.
3. If the unit is not vacated on or before June 12, 2026, then starting June 13, 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 13, 2026.

June 1, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenants have until June 11, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by June 11, 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 13, 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.