



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

File Number: LTB-L-046074-26

In the matter of: 21 THELMA AVE
NORTH BAY ON P1A4J9

Between: Nipissing District Housing Corporation Landlord

And

Brenda Lundrigan Tenants
Laura Jean Lundrigan

Nipissing District Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Lundrigan and Laura Jean Lundrigan (the 'Tenants') and for an order because the Tenants did not meet a condition specified in the order issued by the LTB on April 15, 2026 with respect to application LTB-L-109115-25.

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 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:
3. ***An inspection was completed on May 25 2026 @ 9:00am. NDHC staff Christian Carrier and members of the North Bay Fire and Emergency Services attended the unit. The tenants were not in compliance as per the LTB Order. As a result a ticket and Notice of Violation was issued by North Bay Fire and Emergency Services due to obstruction of egress and fire loading and removal of smoke CO Detector. This was as reported by the Landlord in their L4 application. This is a breach of the order.***
4. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$23.11. This amount is calculated as follows: \$703.00 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 16, 2026.
2. If the unit is not vacated on or before June 16, 2026, then starting June 17, 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 June 17, 2026.
4. The Tenants shall also pay to the Landlord \$23.11 per day for compensation for the use of the unit starting June 6, 2026, to the date the Tenants move out of the unit.

June 5, 2026

Date Issued

James McMaster

Member, Landlord and Tenant Board

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

The Tenants have until June 15, 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 15, 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 17, 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.

