



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

File Number: LTB-L-048413-26

In the matter of: 5, 2 Markdale Avenue
Toronto ON M6C1S9

Between: Wolf Borenstein Landlords
Sarah Borenstein

And

Aaron Richards Tenant

Wolf Borenstein and Sarah Borenstein (the 'Landlords') applied for an order to terminate the tenancy and evict Aaron Richards (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 28, 2025, with respect to application LTB-L-005194-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords 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 the lawful monthly rent due on June 1, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 23, 2026.
2. If the unit is not vacated on or before June 23, 2026, then starting June 24, 2026, the Landlords 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 Landlords on or after June 24, 2026.

June 12, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 22, 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 22, 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 24, 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.