



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

File Number: LTB-L-049471-26

In the matter of: 202A, 204 Main Street
Alexandria ON K0C1A0

Between: 1000288500 Ontario Inc. Landlords
Alain Billard

And

John Poirier Tenant

1000288500 Ontario Inc. and Alain Billard (the 'Landlords') applied for an order to terminate the tenancy and evict John Poirier (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 April 13, 2026, with respect to application LTB-L-017671-26.

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 \$50.00 towards the outstanding damage arrears in full on or before June 1, 2026.**
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 Landlords is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$536.33 for compensation for damage in the previous order. The amount that is still owing from that order is \$486.33 and that amount is included in this order. This order replaces order LTB-L-017671-26.

It is ordered that:

1. Order LTB-L-017671-26 is cancelled.

2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 26, 2026.
3. If the unit is not vacated on or before June 26, 2026, then starting June 27, 2026, the Landlords 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 Landlords on or after June 27, 2026.
5. The Tenant shall pay to the Landlords \$\$486.33*. **(Less any payments made by the Tenant after this application was filed on June 8, 2026).** This amount represents and the unpaid compensation for damage.
6. If the Tenant does not pay the Landlords the full amount owing on or before June 26, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from June 27, 2026, at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until June 25, 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 25, 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 27, 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 Landlords:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$486.33
New NSF cheque charges and related administration charges		\$0.00
Total the Tenant must pay the Landlords:		\$486.33