



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

File Number: LTB-L-049077-26

In the matter of: BASEMENT, 163 MCMURCHY AVE S
BRAMPTON, ON L6Y1Z2

Between: GODFREY ONAH Landlords
REBECCA ONAH

And

SARAH VANDERWILP Tenants
ANDREW GILES
BEN BOOKER

GODFREY ONAH and REBECCA ONAH (the 'Landlords') applied for an order to terminate the tenancy and evict SARAH VANDERWILP, ANDREW GILES and BEN BOOKER (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the amended order issued by the LTB on April 1, 2026, with respect to application LTB-L-004764-26-AM.

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 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 pay the lawful rent for June 2026, in full on or before June 1, 2026.**
3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenants to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords is entitled to request an order for the payment of arrears owing.
4. The Tenants were required to pay \$4,389.75 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$3,789.75 and that amount is included in this order. This order replaces order LTB-L-004764-26-AM.
5. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from June 1, 2026, to June 30, 2026.

6. The Landlords 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 \$69.08. This amount is calculated as follows: $\$2,101.25 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-004764-26-AM is cancelled.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants 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 Tenants shall pay to the Landlords \$2,925.95*. **(Less any payments made by the Tenants after this application was filed on June 6, 2026).** This amount represents the rent owing up to June 15, 2026, and the cost of filing the previous application.
6. The Tenants shall also pay to the Landlords \$69.08 per day for compensation for the use of the unit starting June 16, 2026, to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before June 26, 2026, the Tenants 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 Tenants have 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 Tenants file 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 Tenants must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to March 31, 2026	\$3,789.75
New Arrears	April 1, 2026, to June 15, 2026	\$(863.80)
New NSF cheque charges and related administration charges		\$0.00
Plus, daily compensation owing for each day of occupation starting June 16, 2026		\$69.08 (per day)
Total the Tenants must pay the Landlords:		\$2,925.95 +\$69.08 per day starting June 16, 2026