



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

File Number: LTB-L-048919-26

In the matter of: 306, 60 BERWICK AVE
TORONTO ON M5P0A3

Between: Stephen Li Landlords
Kate Li

And

Chris Best Tenant

Stephen Li and Kate Li (the 'Landlords') applied for an order to terminate the tenancy and evict Chris Best (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 22, 2026, with respect to application LTB-L-022235-26.

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 the lawful monthly rent due on May 16, 2026.

3. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$67.27. This amount is calculated as follows: \$2,046.10 x 12, divided by 365 days.

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.
4. The Tenant shall pay to the Landlords \$67.27 per day for compensation for the use of the unit starting June 13, 2026 to the date the Tenant moves out of the unit.

June 12, 2026
Date Issued

Kelly Delaney

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.