



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

**File Number:** LTB-L-051321-26

**In the matter of:** 2, 13 BEECHWOOD DR  
PETERBOROUGH ON K9J1M2

**Between:** Avaneu Single Family Rental GP Inc. Landlord

**And**

Raquel Danielle Meecham Tenants  
Daryl Clifton

Avaneu Single Family Rental GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Raquel Danielle Meecham and Daryl Clifton (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 18, 2026, with respect to application LTB-L-005406-26.

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:

**The Tenants failed to pay to the Landlord the lawful rent of \$2,140.00 in full by June 1, 2026.**

3. 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 \$70.36. This amount is calculated as follows: \$2,140.00 x 12, divided by 365 days.

**It is ordered that:**

1. Order LTB-L-005406-26 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.

3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord 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 Landlord on or after July 1, 2026.

**June 19, 2026**  
**Date Issued**

---

Kimberly Parish  
Vice Chair, Landlord and Tenant Board

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

The Tenants have until June 29, 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 29, 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 January 1, 2027, 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.