



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

File Number: LTB-L-051063-26

In the matter of: ground/basement unit, 3187 SUNNYHILL DR
Mississauga ON L4X2K5

Between: Ewa Niechwiej Landlords
Tomasz Szwedo

And

Aubrey Benson Tenant

Ewa Niechwiej and Tomasz Szwedo (the 'Landlords') applied for an order to terminate the tenancy and evict Aubrey Benson (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-012096-26-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 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 15, 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 \$39.45. This amount is calculated as follows: \$1,200.00 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 July 3, 2026.
2. If the unit is not vacated on or before July 3, 2026, then starting July 4, 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 July 4, 2026.
4. The Tenant shall pay to the Landlords \$39.45 per day for compensation for the use of the unit starting June 23, 2026 to the date the Tenant moves out of the unit.

June 22, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until July 2, 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 July 2, 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 4, 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.