



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

File Number: LTB-L-052293-26

In the matter of: 41 WATCHIM ST
ORLEANS ON K4A5K6

Between: Nabil Mikhail Landlords
Nermine Kamel

And

Angel Marcelo Cabrera Tenants
Norma Margarita Vacacela

Nabil Mikhail and Nermine Kamel (the 'Landlords') applied for an order to terminate the tenancy and evict Angel Marcelo Cabrera and Norma Margarita Vacacela (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 order issued by the LTB on July 18, 2025, with respect to application LTB-L-027759-25.

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 had not met the following conditions specified in the order:

The Tenants failed to pay the arrears in full and on time due on or before May 23, 2026, and failed to pay the lawful monthly rent for June 2026, in full and on time due on or before June 8, 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 are entitled to request an order for the payment of arrears owing.
4. The Tenants were required to pay \$14,486.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$986.00 and that amount is included in this order. This order replaces order LTB-L-027759-25.

5. Since the date of the previous order, the Tenants had failed to pay the full rent that became owing for the period from June 8, 2026, to July 7, 2026.
6. The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenants for the period from July 8, 2022, to June 23, 2026.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.
9. The Landlords are 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 \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-027759-25 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 July 4, 2026.
3. If the unit is not vacated on or before July 4, 2026, then starting July 5, 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 July 5, 2026.
5. As of the date of this order, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the arrears of rent, compensation the Landlords are entitled to by \$187.27*.
6. However, the Landlords are authorized to deduct the following from the amount the Landlords owe the Tenants: \$77.26 per day for compensation for the use of the unit starting June 24, 2026, to the date the Tenants move out of the unit.
7. The Landlords or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

June 23, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until July 3, 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 July 3, 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 5, 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.

* 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 August 7, 2025	\$986.00
New Arrears	June 8, 2026, to June 23, 2026	\$1,236.16
Less the rent deposit:		-\$2,200.00
Less the interest owing on the rent deposit	July 8, 2022, to June 23, 2026	-\$209.43
Plus daily compensation owing for each day of occupation starting June 24, 2026		\$77.26 (per day)
Total the Tenants must pay the Landlords:		- \$(187.27) + \$77.26 per day starting June 24, 2026