



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

File Number: LTB-L-053117-26

In the matter of: BASEMENT, 93 DUNKIRK DR
HAMILTON ON L8K4W9

Between: MARIANNE TRUPCEVIC Landlords
IVANKA RADOCAJ

And

PAUL MARSHALL Tenants
NATHAN MARSHALL

MARIANNE TRUPCEVIC and IVANKA RADOCAJ (the 'Landlords') applied for an order to terminate the tenancy and evict PAUL MARSHALL and NATHAN MARSHALL (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on June 18, 2026, with respect to application LTB-L-006082-26.

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 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 obtain full liability insurance on or before May 31, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 7, 2026.
2. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 8, 2026.

June 26, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until July 6, 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 6, 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 8, 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.