



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

File Number: LTB-L-053392-26

In the matter of: 440 FRYER ST
AMHERSTBURG ON N9V2M1

Between: Contessa Bodi-Brown Landlords
Joshua Campbell

And

Andre Poirier Tenants
Melissa Decaire

Contessa Bodi-Brown and Joshua Campbell (the 'Landlords') applied for an order to terminate the tenancy and evict Andre Poirier and Melissa Decaire (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on June 8, 2026, with respect to application LTB-L-021891-26.

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 pay the lawful monthly rent due on June 20, 2026.

3. 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 \$78.90. This amount is calculated as follows: \$2,400.00 x 12, divided by 365 days.

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 10, 2026.

2. If the unit is not vacated on or before July 10, 2026, then starting July 11, 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 11, 2026.
4. The Tenants shall pay to the Landlords \$78.90 per day for compensation for the use of the unit starting June 30, 2026 to the date the Tenants move out of the unit.

June 29, 2026

Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenants have until July 9, 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 9, 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 11, 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.