



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

**File Number:** LTB-L-053350-26

**In the matter of:** 321, 3665 Arista Way  
Mississauga ON L5A4A3

**Between:** Morguard NAR Canada Limited Partnership Landlord

**And**

Vasiliki Panagiotopoulou Tenants  
Zacharoula Panayiotopoulos

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Vasiliki Panagiotopoulou and Zacharoula Panayiotopoulos (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on November 25, 2025, with respect to application LTB-L-060954-25.

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 \$1935.04 in full and on time, on or before June 1, 2026.**

3. This order replaces order LTB-L-060954-25.
4. The Landlord collected a rent deposit of \$1,935.04 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2026, to June 29, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.

7. 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 \$63.62. This amount is calculated as follows: \$1,935.04 x 12, divided by 365 days.

**It is ordered that:**

1. Order LTB-L-060954-25 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 July 10, 2026.
3. If the unit is not vacated on or before July 10, 2026, then starting July 11, 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 11, 2026.
5. The Tenants shall pay to the Landlord \$63.62 per day for compensation for the use of the unit starting June 30, 2026, to the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

**June 29, 2026**  
**Date Issued**

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Alicia Johnson  
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.