



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

File Number: LTB-L-053562-26

In the matter of: 609, 3121 EGLINTON AVE E
SCARBOROUGH ON M1J2G5

Between: Darby Hall Ltd. Landlord

And

Neika Virgo Tenant

Darby Hall Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Neika Virgo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 1, 2025, with respect to application LTB-L-037879-25.

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 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 conditions specified in the order:

The Tenant failed to pay the lawful monthly rent for June 2026, in full and on time due on or before June 1, 2026, and failed to pay the arrears instalment in full and on time due on or before June 1, 2026.

It is ordered that:

1. Order LTB-L-037879-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant 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.

June 29, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has 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 tenant files 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.