



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

File Number: LTB-L-054871-26

In the matter of: 1907, 3 Summerland Terr
Etobicoke ON M9A0B4

Between: Concert Realty Services LTD on Behalf of Landlord
Dunbloor Developments Inc.

And

Natalie Harrow Tenants
Jason Harrow

Concert Realty Services LTD on Behalf of Dunbloor Developments Inc and Concert Realty Services LTD on Behalf of Dunbloor Developments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Harrow and Jason Harrow (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 June 8, 2026, with respect to application LTB-L-025441-26.

This application was decided without a hearing being held.

Determinations:

1. The order application LTB-L-025441-26 does not contain a provision that the Landlord can file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') should the Tenants fail to pay the amount owing to the Landlord by June 19, 2026.
2. Instead, the order required the Tenants to pay \$11,296.00 to the Landlord by June 19, 2026 to void the order LTB-L-025441-26 and continue the tenancy. The order further notes if the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 19, 2026.
3. The order also includes a clause which notes "If the unit is not vacated on or before June 19, 2026, then starting June 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced".
4. Therefore, the Landlord's L4 application must be dismissed as the order LTB-L-025441-26 does not contain a provision that the tenancy can be terminated under section 78 of the Act.

It is ordered that:

1. The Landlord's L4 application is dismissed.

June 29, 2026
Date Issued

Kimbelry Parish
Vice Chair, Landlord and Tenant Board

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

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.