



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

Citation: 6965083 Canada Inc c/o Bentall Green Oak (Canada) LP v Sylvina Seraphim, 2023
ONLTB 35663

Date: 2023-05-08

File Number: LTB-L-028262-23

2023 ONLTB 35663 (CanLII)

In the matter of: 1907, 15 MARTHA EATON WAY TORONTO
ON M6M5B5

Between: 6965083 Canada Inc c/o BentallGreenOak Landlord
(Canada) LP

And

Michael Jeremiah and Sylvina Seraphim Tenant

6965083 Canada Inc c/o BentallGreenOak (Canada) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Jeremiah and Sylvina Seraphim (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 27, 2023 with respect to application LTB-L-011640-22.

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 condition specified in the order: The Tenant breached the order by failing to pay the lawful monthly rent on or before April 01, 2023.

It is ordered that:

1. Order LTB-L-011640-22 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 May 19, 2023.
3. If the unit is not vacated on or before May 19, 2023, then starting May 20, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

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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 May 20, 2023.

May 8, 2023
Date Issued

Lynn Mitchell
Member, Landlord and Tenant Board

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

The Tenant has until May 18, 2023 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 May 18, 2023 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 November 20, 2023 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.

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