



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

File Number: LTB-L-099568-25

In the matter of: basement, 29 FLEMPTON CRES
SCARBOROUGH ON M1K3B3

Between: Royal Bank of Canada c/o Gowling WLG Landlord

And

All adult Tenants Tenants

Royal Bank of Canada c/o Gowling WLG (the 'Landlord') applied for an order to terminate the tenancy and evict all adult Tenants (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on November 4, 2025, with respect to application LTB-L-056973-25.

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. On November 28, 2025, the Board sent the Landlord an endorsement advising them that an order could not be issued as the application, as filed, had no names for the respondents. The Landlord was given until December 5, 2025, to provide a response, less have their application dismissed.
3. As of December 8, 2025, the Landlord failed to provide a response. Accordingly, I must dismiss the Landlord's application.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.

January 5, 2026
Date Issued

Kelly Delaney
Member, 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.