



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

File Number: LTB-L-104680-25

In the matter of: UNIT 3, 377 LAFOREST AVE
SUDBURY ON P3C5H9

Between: Jean-Francois Demore

Landlord

JAN 6, 2026

And

Adrien Vaillancourt

Tenant

Jean-Francois Demore (the 'Landlord') applied for an order to terminate the tenancy and evict Adrien Vaillancourt (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 24, 2023, with respect to application LTB-L-010342-23.

Determinations:

1. The order issued by the LTB does not provide that the Landlord can apply to the Board under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. The order, issued on April 24, 2023, indicates that the Landlord withdrew their application at time of the hearing. Accordingly, for this reason I must dismiss the Landlord's application

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.
2. Order LTB-L-010342-23, issued on April 24, 2023, remains in effect

January 6, 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.