



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

File Number: LTB-L-000498-26

In the matter of: 89, 6 SIRENTE DR
HAMILTON ON L9A0C3

Between: Gino Toscani Landlord

And

Jessica Poppa Tenant

Gino Toscani (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Poppa (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 24, 2025, with respect to application LTB-L-078439-24.

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 not filed within 30 days of the breach. The final breach on this order was October 20, 2025 and the application was not filed within 30 days of that breach.

It is ordered that:

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

January 12, 2026
Date Issued

James McMaster
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.