



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

File Number: LTB-L-005223-26

In the matter of: 3121 EGLINTON AVE E
SCARBOROUGH ON M1J2G5

Between: MCAFA EGLINTON LTD. Landlord

And

NICOLE FORRESTER Tenant

MCAFA EGLINTON LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict NICOLE FORRESTER (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 22, 2024 with respect to application LTB-L-059224-24.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-059224-24, issued on November 22, 2024 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 Tenant fail to pay the amount owing.
2. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing, the Landlord can request the LTB to reopen the application.

It is ordered that:

1. The Landlord's application is dismissed.

January 26, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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