



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

File Number: LTB-L-005552-26

In the matter of: 1, 325 NEPEAN ST
OTTAWA ON K1R5G4

Between: Albert Falsetto Landlord

And

Sunny Cohen Tenant

Albert Falsetto (the 'Landlord') applied for an order to terminate the tenancy and evict Sunny Cohen (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 17, 2025 with respect to application LTB-L-051766-25.

This application was decided without a hearing being held.

Determinations:

1. On January 20, 2026, the Landlord applied for an L4 application requesting an exparte order, however, an order has already been issued on October 22, 2025, with regards to LTB-L-051766-25.
2. As such, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 26, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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