



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

File Number: LTB-L-006697-26

In the matter of: 208, 1425 ROSENTHAL AVE
OTTAWA ON K1Z8J2

Between: 2555540 Ontario Inc Landlord

And

Michelle Arreola Tenant

2555540 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Arreola (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 14, 2026, with respect to application LTB L 084866-25.

This application was decided without a hearing being held.

Determinations:

1. The order issued by the LTB on January 14, 2026, includes arrears of rent up to January 31, 2026. The declaration indicates that the Tenant failed to pay January 2026 rent arrears. The LTB-L-084866-25 order states the rent arrears owing up to January 31, 2026 are not due until the payment plan begins on February 20, 2026. As there was no required payment as the date of the filing, the Landlord's application shall be dismissed.

It is ordered that:

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

January 27, 2026
Date Issued

Joshua Labbe
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.