



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

File Number: LTB-L-011204-26

In the matter of: 705, 666 CHIPPAWA ST
WINDSOR ON N9C4B9

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

Diane Gibeault Tenants
Selynn-Marie Gibeault-Plain

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Diane Gibeault and Selynn-Marie Gibeault-Plain (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 30, 2025 with respect to application LTB-L-095878-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-095878-25, issued on December 30, 2025 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 Tenants fail to pay the amount owing.
2. Instead, the order states that should the Tenants fail to pay any of the amounts listed, the Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. Accordingly, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 10, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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