



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

File Number: LTB-L-004023-26

In the matter of: 1, 9 Birchlea Ave
Etobicoke ON M8W1E8

Between: Lakeshore Realty Ltd. Landlord

And

Louie Lambie Tenant

Lakeshore Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Louie Lambie (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 11, 2025, with respect to application LTB-L-052227-25.

This application was decided without a hearing being held.

Determinations:

1. A Member Endorsement was emailed to the Landlord requesting clarification of the new rent owing since the previous order. A response was not received, nor was an amended application provided within the given timeframe of 7 days.

It is ordered that:

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

February 9, 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.