



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

File Number: LTB-L-006684-26

In the matter of: E, 521 Sunnydale Pl
Waterloo ON N2L4S9

Between: Sunnydale Holdings Ltd Landlord

And

Jennifer Brown Tenants
Donna Hoddock

On January 23, 2026, Sunnydale Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Brown and Donna Hoddock (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 July 7, 2025, with respect to application LTB-L-029771-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the alleged breach.
2. In the Declaration in support of the L4 application, the Landlord claims the Tenants breached the prior order LTB-L-029771-25 as follows: "TENANT WAS REQUIRED TO PAY RENT ON TIME AND IN FULL FOR DURATION OF REPAYMENT PERIOD. TENANT FAILED TO DO SO ON JAN 1 2026 AND AS SUCH I WOULD LIKE TO REQUEST AN EVICTION ORDER".
3. An ex parte order cannot issue because further information is required. This is because the Landlord claims no payments have been made towards the arrears but the amounts noted under the payments received in the application towards the new monthly rent indicate that amounts paid for some of the months exceed the lawful monthly rent noted in the application. Further, one of the Tenant's names is noted in the prior order LTB-L-029771-25 as Donna Haddock but this Tenant's name is noted in the application as Donna Hoddock.

4. On January 28, 2026, a Member Endorsement was emailed to the Landlord requesting the Landlord provide the following information by February 4, 2026 of the L4 application may be dismissed:
 - 1) Confirmation of amounts paid towards the arrears since the issuance of the prior order LTB-L-029771-25;
 - 2) Confirmation of amounts paid towards the new monthly rent each month since the issuance of the prior order LTB-L-029771-25; and
 - 3) Confirmation if correct spelling of one of the Tenant's names, if it is Donna Haddock or Donna Hoddock?
5. There was no response received from the Landlord.

It is ordered that:

1. The Landlord's application under section 78 of the *Residential Tenancies Act, 2006* is dismissed.

February 10, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.