



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

File Number: LTB-L-098487-25

In the matter of: 3, 3759 LAKE SHORE BLVD W
ETOBICOKE ON M8W1R1

Between: 2408478 ONTARIO LIMITED Landlord

And

Roger Lee Braham Tenant

2408478 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Roger Lee Braham (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on August 20, 2024, with respect to application LTB-L-031793-24.

A hearing was held by videoconference on January 15, 2026, to consider this application.

The Landlord's legal representative Kurt Shmuir and the Tenant attended the hearing.

Determinations:

1. The Landlord's application under section 78 of the *Residential Tenancies Act, 2006*, (the "Act") relies upon order LTB-L-031793-24, issued on August 20, 2025.
2. The Landlord and Tenant Board's records indicate that, by order LTB-L-105388-25 issued on January 6, 2026, given *ex parte* pursuant to a previous application under section 78 of the Act by the Landlord, the Landlord and Tenant Board cancelled order LTB-L-031793-24, issued on August 20, 2025. There is no indication in the Landlord and Tenant Board's records that the Landlord sought a review of, or clerical amendment to order LTB-L-105388-25.
3. The order relied upon as the basis for this application is no longer of any force and effect, and therefore cannot sustain an application under section 78 of the Act.

It is ordered that:

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

February 19, 2026

Date Issued

Kyle McGraw

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.