



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

File Number: LTB-L-012266-26

In the matter of: 224 FIRST AVE
WELLAND ON L3C1Y8

Between: Aldo Nava Landlords
Carolyn Nava

And

Henry Dufour Tenants
Shelley Price

Aldo Nava and Carolyn Nava (the 'Landlords') applied for an order to terminate the tenancy and evict Henry Dufour and Shelley Price (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 9, 2025, with respect to application LTB-L-101343-25.

Determinations:

1. The order issued by the LTB does not provide that the Landlords can apply to the Board under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy and evict the Tenants if the Tenants did not meet certain condition(s) specified in the order.
2. The order LTB-L-101343-25 is an active eviction order.

It is ordered that:

1. The Landlords' application under section 78 of the Act is dismissed.
2. Order LTB-L-101343-25, issued on December 9, 2025, remains in effect.

February 17, 2026
Date Issued

James McMaster
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.