



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

File Number: LTB-L-013864-26

In the matter of: 302, 44 Victoria Ave S
Hamilton ON L8N2S7

Between: Joseph josep Landlord

And

Jonathan Smith Tenants
Christopher Miller

Joseph josep (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Smith and Christopher Miller (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 June 10, 2024, with respect to application LTB-L-004971-24.

This application was decided without a hearing being held.

Determinations:

1. Order LTB-L-004971-24, issued on June 10, 2024, does not include section 78 of the *Residential Tenancies Act* therefore this application must fail.

It is ordered that:

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

February 23, 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.