



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

File Number: LTB-L-014620-26

In the matter of: BASEMENT, 357 FLEETWOOD DR
Oshawa ON L1K1B9

Between: LORRAINE SAGE Landlord

And

BRENT POTTS Tenant

LORRAINE SAGE (the 'Landlord') applied for an order to terminate the tenancy and evict BRENT POTTS (the 'Tenant' because the Tenant did not meet a condition specified in the order issued by the LTB on November 19, 2025 with respect to application LTB-L-071246-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-071246-25, issued on November 19, 2025 does not contain a provision that the Landlord can file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the "Act") should the Tenant fail to pay the amount owing on or before November 30, 2025.
2. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing on or before November 30, 2025, the Tenant shall begin to incur interest. Accordingly, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 19, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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