



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

File Number: LTB-L-052787-25

**In the matter of:** Unit D, bedroom 2, 627 THIRD ST  
LONDON ON N5V2C1

**Between:** Tate Macmillan Landlord

**And**

Manyang Ring Tenant

Tate Macmillan (the 'Landlord') applied for an order to terminate the tenancy and evict Manyang Ring (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 9, 2025, with respect to application LTB-L-019271-25.

This application was decided without a hearing being held.

### Determinations:

1. The previous order is an order terminating the tenancy made under Section 69 of the *Residential Tenancies Act, 2006* (the "Act"), which on its face provides that the tenancy is terminated and the terms of the order enforceable without further recourse to this Board, unless voided by the Tenants in accordance with the terms contained in the order and the provisions of the Act.
2. An L4 application is an application made under section 78 of the Act and must be founded upon a previous order that contained an express provision that entitles the Landlord to apply for an order under section 78 upon breach of the previous order.
3. The previous order, LTB-L-019271-25, section 78 provision was limited to the period of 30 days from the date of June 26, 2025, if a breach of this **only** condition was alleged.
4. The condition as connected to section 78 is outlined in paragraph #2 as follows:

*"The Tenant shall pay the full amount of \$1,911.00 towards arrears of rent on or before June 26, 2025."*

5. And in paragraph #3 it is outlined that:

*"If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to*

*the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act...*"

6. As the Landlord applied to the Board on February 20, 2026 and while the Tenant may have failed to comply with order LTB-L-019271-25, the Board has no jurisdiction to issue an order under section 78 of the Act, the application must be dismissed.

**It is ordered that:**

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

**February 24, 2026**

**Date Issued**

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Alicia Johnson

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.