



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-074832-25

In the matter of: 23 BIRCHFIELD DRIVE
COURTICE ON L1E1Y2

Between: VILLAS OF BIRCHFIELD INC Landlord

And

JUSTIN COOPER Tenant

VILLAS OF BIRCHFIELD INC (the 'Landlord') applied for an order to terminate the tenancy and evict JUSTIN COOPER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 26, 2026.

The Landlord's Agent Robyn Craif, the Landlord's Legal Representative Jimmy Gangdin, and the Tenant attended the hearing.

Determinations:

1. At the hearing it came to light that an eviction order for arrears of rent, file LTB--1085227-25, was issued on January 15, 2026; the uncontested hearing was held on January 6, 2026.
2. As there is already an eviction order in place for arrears of rent, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application LTB-L-074832-25 is dismissed.

March 9, 2026
Date Issued

Diane Wade
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.

