



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

File Number: LTB-L-013889-26

In the matter of: 101, 337 Stephens Street
THUNDER BAY ON P7E1E2

Between: ANTONIO PASQUALINO Landlord

And

CLIFFORD RUBEN Tenant

On February 17, 2026, ANTONIO PASQUALINO (the 'Landlord') applied for an order to terminate the tenancy and evict CLIFFORD RUBEN (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on November 12, 2025 with respect to application LTB-L-071705-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the alleged breaches.
2. The L4 application notes the Landlord's name is Antonio Pasqualino. The prior order LTB-L-071705-25 for which the L4 application relies upon, notes the Landlord's name is Shellie Grenier.
3. On February 18, 2026, the LTB issued an endorsement to the Landlord which directs the Landlord by February 25, 2026 to provide confirmation to the LTB of the correct name of the Landlord, or the L4 application may be dismissed. There was no response received from the Landlord.
4. As the Landlord has not provided clarification by February 25, 2026 of what the correct name of the Landlord is, the application is dismissed.

It is ordered that:

1. The Landlord's L4 application is dismissed.

March 3, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.