



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

File Number: LTB-L-021035-26

In the matter of: 307, 7 BRICELAND ST
KINGSTON ON K7K5Z9

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

And

Mercedes Powell Tenants
Dallas Young

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Mercedes Powell and Dallas Young (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 November 7, 2025 with respect to application LTB-L-078894-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-078894-25, issued on November 7, 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 Tenants fail to pay the amount owing.
2. Instead, the order states that should the Tenants fail to pay the amounts owing, the Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. As such, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 10, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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