



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

File Number: LTB-L-023422-26

In the matter of: 08, 126 MAIN ST W GD 0
CHELMSFORD ON P0M1L0

Between: Daniel Forget Landlord

And

Guy Barbeau Tenant

Daniel Forget (the 'Landlord') applied for an order to terminate the tenancy and evict Guy Barbeau (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on November 20, 2025, with respect to application LTB-L-082644-25.

This application was decided without a hearing being held.

Determinations:

1. On March 16, 2026, the Landlord filed this L4 application which requests termination of the tenancy based on the Tenant not paying the lawful monthly rent and \$550.00 towards the arrears on or before December 1, 2025, February 1, 2026, and March 1 2026 which are the due dates the Tenant was required to make payments to the Landlord as per order LTB-L-082644-25 issued on November 20, 2025.
2. The previous order, LTB-L-082644-25 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.
3. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing, the Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach.
4. Therefore, the LTB has no jurisdiction to terminate the tenancy under section 78 of the Act.

It is ordered that:

1. The Landlord's application is dismissed.

March 17, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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