



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

File Number: LTB-L-022352-26

In the matter of: 415 LESSARD STREET
VAL GAGNE ON P0K1W0

Between: COCHRANE DISTRICT SERVICES BOARD Landlord

And

Sidney Berthier Tenants
Crystal Biglow

COCHRANE DISTRICT SERVICES BOARD (the 'Landlord') applied for an order to terminate the tenancy and evict Sidney Berthier and Crystal Biglow (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 September 10, 2024, with respect to application LTB-L-044583-24.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-044583-24, issued on September 10, 2024, has a provision pursuant to subsection 78(1) of the *Residential Tenancies Act, 2006* (the "Act") that would allow the Landlord to submit a L4 application.
2. However, subsection 78(5) stipulates that any such application must be filed within 30 days of the alleged breach. The L4 application was filed over 30 days after the alleged breach occurred. As such, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 20, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6