



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

File Number: LTB-L-020039-26

In the matter of: 315 Guy St
Cornwall ON K6H4V3

Between: Caroline Goulet Landlord

And

Paul Joseph Tenants
Karen Joseph

Caroline Goulet (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Joseph and Karen Joseph (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 December 23, 2025, with respect to application LTB-L-092281-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order was for arrears and costs only. The previous order contains no provision that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet a condition in the order. The previous order provides that the Tenants shall pay the Landlord \$9,201.00 by paying \$766.75, on or before the first day of each month for a period of 12 months, commencing January 1, 2026 to December 1, 2026 and interest accrues on the balance outstanding from the date of default.
2. The Board therefore has no jurisdiction to issue the termination order sought by the Landlord.

It is ordered that:

1. The application is dismissed.

March 23, 2026
Date Issued

Joshua Labbe
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.