



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

File Number: LTB-L-026891-26

In the matter of: 2, 3 QUEEN ST GD 0
CAPREOL ON P0M1H0

Between: Emmanuel Maduka Landlord

And

James Leduc Tenants
Marquise Malette

On March 29, 2026, Emmanuel Maduka (the 'Landlord') applied for an order to terminate the tenancy and evict James Leduc and Marquise Malette (the 'Tenants') and for an order to have the Tenants pay the utility the Tenants owe because the Tenants failed to meet a condition specified in the order issued by the Board on March 9, 2026 with respect to application LTB-L-057281-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order was for utility costs order. 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 \$2,618.26 by March 20, 2026, and interest accrues on the balance outstanding from March 21, 2026.
2. The Board therefore has no jurisdiction to issue the termination order sought by the Landlord.

It is ordered that:

1. The Landlord's application is dismissed.

April 2, 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.