



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

File Number: LTB-L-028952-26

In the matter of: 1308, 150 Sanford
Hamilton ON L8L5Z6

Between: Jardena Goldshtein Landlord

And

Brittney Bergie Tenants
Jonathan Fraser

Jardena Goldshtein (the 'Landlord') applied for an order to terminate the tenancy and evict Brittney Bergie and Jonathan Fraser (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 February 13, 2026, with respect to application LTB-L-097210-25.

This application was decided without a hearing being held.

Determinations:

1. The Landlord filed an L4 application based on the previous order, LTB-L-097210-25, issued on February 13, 2026, however, the breaches alleged on the previous order have taken place more than 30 days ago.
2. As such, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 7, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board