



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

File Number: LTB-L-016164-26

In the matter of: 82 POPLAR CRES
AURORA ON L4G3L3

Between: michael raymond brett Landlord

And

Athanasia Geronikolos Tenant

michael raymond brett (the 'Landlord') applied for an order to terminate the tenancy and evict Athanasia Geronikolos (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 6, 2026 with respect to application LTB-L-074769-25.

A hearing was held by videoconference on April 1, 2026 to consider this application.

The Landlord and the Tenant attended the hearing. Also in attendance was the Landlord's witness, Alecia Charney.

Determinations:

1. For the reasons that follow the Landlord's application is dismissed as moot.
2. It appears the Landlord has filed four L4 applications related to alleged breaches of the same order. These include LTB-L-023377-26, LTB-L-025768-26, LTB-L-028704-26 and the current file before the Board, LTB-L-016164-26.
3. The status of these files are as follows:
 - LTB-L-023377-26 – a motion to set aside has been filed and is scheduled for a hearing;
 - LTB-L-025768-26 – currently in draft stage;
 - LTB-L-028704-26- currently in the screening phase; and
 - LTB-L-016164-26 - currently before the Board.

4. The problem with the Landlord's applications is that they are based on an order under which the Landlord has already filed a L4 application and received the remedy of a termination of the tenancy through LTB-L-023377-26 issued on March 20, 2026.
5. Therefore, the remainder of the applications are rendered moot and must be dismissed.

It is ordered that:

1. The Landlord's applications LTB-L-025768-26, LTB-L-028704-26 and LTB-L-016164-26 are dismissed.

April 9, 2026
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.