



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

**File Number:** LTB-L-031345-26

**In the matter of:** 82 Poplar Crescent  
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') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') LTB on March 20, 2026, with respect to application LTB-L-023377-26.

This application was decided without a hearing being held.

**Determinations:**

1. On April 8, 2026, the Landlord filed the L4 application and also included a copy of ex parte order LTB-L-023377-26 issued on March 20, 2026.
2. The order LTB-L-023377-26 issued by the LTB does not provide that the Landlord can apply to the Board under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy. The LTB's records confirm a hearing has been scheduled for LTB-L-023377-26 on May 12, 2026 and that the order LTB-L-023377-26 has been stayed.
3. The LTB has no jurisdiction to terminate the tenancy based on this L4 application in which the Landlord relies on LTB-L-023377-26.

**It is ordered that:**

1. The Landlord's application is dismissed.

**April 13, 2026**  
**Date Issued**

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Kimberly Parish  
Vice Chair, 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.