



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

File Number: LTB-L-028704-26

In the matter of: 82 Poplar Crescent
Aurora ON L4G3L3

Between: Michael Brett Landlord

And

Athanasia Geronikolos Tenant

Michael 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 LTB on February 6, 2026, with respect to application LTB-L-074769-25.

This application was decided without a hearing being held.

Determinations:

1. The Landlord filed an L4 application based on a previous order, LTB-L-074769-25, issued on February 6, 2026. However, there has already been an L4 order issued on March 20, 2026, LTB-L-023377-26.
2. As such, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 14, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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