



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

**File Number:** LTB-L-031469-26

**In the matter of:** 376 ONTARIO ST  
TORONTO ON M5A2V7

**Between:** Circle Community LandTrust Inc. Landlord

**And**

Patrick Strain Tenants  
Robert Millar

Circle Community LandTrust Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Strain and Robert Millar (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 March 30, 2026 with respect to application LTB-L-097772-25.

This application was decided without a hearing being held.

**Determinations:**

1. The Landlord filed an L4 application with the LTB on April 9, 2026, under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy and evict the Tenants because the Tenants did not pay the lawful rent or arrears owing for April 2026 on or before April 9, 2026.
2. The Tenants have not breached the order as the L4 application was filed on April 9, 2026, the same day the alleged breach took place.

**It is ordered that:**

1. The Landlord's application under section 78 of the Act is dismissed.
2. Order LTB-L-097772-25, issued on March 30, 2026, remains in effect.

**April 14, 2026**  
**Date Issued**

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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.