



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

File Number: LTB-L-031736-26

In the matter of: Basement, 316 BLACKTHORN AVE
YORK ON M6N3J3

Between: Jose Faustino Landlord

And

Sharon Wedeen Tenant

Jose Faustino (the 'Landlord') applied for an order to terminate the tenancy and evict Sharon Wedeen (the 'Tenant').

This application was decided without a hearing being held.

Determinations:

1. The Landlord filed a request to withdrawal the previous application, LTB-L-087027-25, on November 16, 2025, as such no order was issued with a stipulation that the Landlord could file an application pursuant to subsection 78 of the *Residential Tenancies Act, 2006* (the "Act").
2. As such, the Landlord cannot file an L4 application and their application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 17, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6