



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

File Number: LTB-L-031752-26

In the matter of: 107, 64 ROEHAMPTON AVE
ST CATHARINES ON L2M7P5

Between: Q RES V Operating LP Landlord

And

Adam Hall Tenants
Frances Rea

Q RES V Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Hall and Frances Rea (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 December 15, 2025, with respect to application LTB-L-078761-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. On April 16, 2026, the applicant advised the LTB in writing that they no longer want to proceed with LTB-L-031752-26.

It is ordered that:

1. Order LTB-L-031752-26 has been withdrawn; the LTB's file is now closed.

April 17, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenants 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.